

Oakland
Name: PAN AM RAILWAYS

Valuation Report

07/15/2016
Page 1

Account: 3504 Card: 1 of 1 Map/Lot: Location: FAIRFIELD STREET (OFF)

Neighborhood 1 VILLAGE.....

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street No Street

Reference 1
Reference 2
Tran/Land/Bldg 4 2 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Acpt Land	0	Accepted Bldg	0	Total	0
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Valuation Report

Map/Lot: 000-000

Account: 319 Card: 1 of 1

Location: 0 CONFIDENTIAL

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....

Sale Data
 Sale Date 04/30/2009
 Sale Price 159,457
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	30,000.00	28,618 100%		28,618
Total Acres 0.91				Land Total	28,618

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	936 Sqft	Grade C 110	Base	118,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,540
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,440
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	TYPICAL	TYPICAL	Above Average	Typical	130,994
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	98%	100%
						89,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	147	C 110	2,418	Ava+	70%	100%	100%	1,693
ONE STORY FRAME	1890	80	C 110	4,558	Ava+	70%	98%	100%	3,127
1 Story/BASEMENT	1890	250	C 110	16,940	Ava+	70%	98%	100%	11,621
Unfinished Attic	1890	250	C 110	770	Ava+	70%	100%	100%	539
1.50 ST GARAGE..	1890	550	C 110	11,011	Ava+	70%	100%	100%	7,708
1,968 SFLA		Field1							
Outbuilding Total									24,688

Acpt Land 28,600 **Accepted Bldg** 114,600 **Total** 143,200

Valuation Report

Account: 316 Card: 1 of 1

Location: 333 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B11459P176
 Reference 2
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 07/23/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1972	12X60	D 100	14,330	Avg.	55%	100%	100%	7,882
MH ADDITION ..	1972	300	D 100	12,432	Avg.	81%	100%	100%	10,070
MH ADDITION ..	1972	96	D 100	3,979	Avg.	81%	100%	100%	3,223
Wood Deck	1972	236	D 100	1,586	Avg.	81%	100%	100%	1,285
1.75 ST GARAGE..	1990	720	D 100	11,290	Avg.	92%	90%	100%	9,348
Frame Shed	1985	140	D 100	784	Avg.	89%	100%	100%	698
Frame Shed	1988	64	D 100	358	Avg.	91%	100%	100%	326
720 SFLA		Field1				Outbuilding Total			32,832

Acpt Land 30,600 **Accepted Bldg** 32,800 **Total** 63,400

Oakland
 Name: STONE, DAVID E.

Valuation Report

07/15/2016

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Map/Lot:

001-002

Account: 537 Card: 1 of 1

Location:

327 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2271P155

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Homette M/H	1970	12X60	B 100	21,695	Good	65%	100%	100%	14,102
Wood Deck	1970	24	C 100	202	Ava.	80%	100%	100%	162
MH ENC. PORCH...	1970	112	C 100	3,136	Ava.	80%	100%	100%	2,509
Wood Deck	1999	246	C 100	2,066	Ava.	97%	100%	100%	2,004
Frame Shed	1970			----- S O U N D V A L U E -----					200
1.50 ST GARAGE..	1992	780	C 100	14,196	Good	95%	100%	100%	13,486
Carport/Canopy	2005	300	C 100	1,890	Ava.	97%	100%	100%	1,833
720 SFLA		Field1							
						Outbuilding Total			34,296

Acpt Land 30,100 **Accepted Bldg** 34,300 **Total** 64,400

Oakland
 Name: THOMAS, PAUL DARREN

Valuation Report

07/15/2016

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Map/Lot:

001-002-1

Account: 3267 Card: 1 of 1

Location:

MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	08/01/1999
Sale Price	15,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 B6031P175

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03					Land Total	24,060

Acpt Land	24,100	Accepted Bldg	0	Total	24,100
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/01/2000
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B6317P211
 Reference 2: B12054P278
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
15.47	REAR2-Rear 21+	500.00	7,735	100%		7,735	
Total Acres 36.47						Land Total	63,735

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,280 Sqft	Grade C 110	Base	151,179
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Heavy			Insulation	1,725
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	158,910
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
88%						
Func. %						Value
95%						
Econ. %						Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1983	470	C 110	4,343	Avq.	88%	100%	100%	3,822
ONE STORY FRAME	1983	225	C 110	12,821	Avq.	88%	95%	100%	10,718
Open Frame Porch	1983	35	C 110	693	Avq.	88%	100%	100%	610
1.50 ST GARAGE..	1983	624	C 110	12,492	Avq.	88%	100%	100%	10,993
Frame Shed	1983	112	D 100	627	Avq.	88%	100%	100%	552
Frame Shed	1983	144	D 100	806	Avq.	86%	100%	100%	693
Frame Garage	2015	336	C 100	4,704	Avq.	97%	100%	100%	4,563
2,465 SFLA		Field1							
Outbuilding Total									31,951

Acpt Land 63,700 **Accepted Bldg** 164,800 **Total** 228,500

Valuation Report

Account: 3912 Card: 1 of 1

Map/Lot:
 Location:

001-003-1
 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/01/1999
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B12054P280

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03					Land Total	24,060

Acpt Land	24,100	Accepted Bldg	0	Total	24,100
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Oakland
 Name: BIZIER, JEREMIAH J.

Valuation Report

07/15/2016

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Map/Lot:

001-004

Account: 4329 Card: 1 of 1

Location:

MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B8276P148

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
28.74	REAR2-Rear 21+	500.00	14,370	100%		14,370
Total Acres 49.74					Land Total	64,370

Acpt Land	64,400	Accepted Bldg	0	Total	64,400
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Account: 1041 Card: 1 of 1

Map/Lot: 001-004-1
 Location: 287 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2785P132
 Reference 2: B10842P001
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.72			Land Total			31,440

Dwelling Description				Replacement Cost New		
Garrison	Two Story	960 Sqft	Grade C 105	Base		123,568
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	312 Sqft, Grade D	Basement Gar	None	Fin Bsmt		3,145
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,967
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	1	Plumbing		7,056
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	1995	TYPICAL	TYPICAL	Above Average	Typical	138,736	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	98%	100%	121,006

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1983	48	C 100	812	Avq.	88%	100%	100%	715
Encl Frame Porch	1983	96	C 100	2,828	Avq.	88%	100%	100%	2,489
Open Frame Porch	2005	126	C 100	1,904	Avq.	97%	100%	100%	1,847
Frame Garage	1983	784	C 100	10,976	Avq.	88%	100%	100%	9,659
1SFr Overhanq	1983	40	C 105	2,176	Avq+	89%	98%	100%	1,898
1SFr Overhanq	1983	40	C 105	2,176	Avq+	89%	98%	100%	1,898
Frame Shed	1996	192	C 100	1,344	Avq.	95%	100%	100%	1,277
Frame Garage	2009	784	B 100	14,049	Avq.	97%	100%	100%	13,628
2,000 SFLA		Field1				Outbuilding Total			33,411

Acpt Land	31,400	Accepted Bldg	154,400	Total	185,800
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/01/1998
Sale Price: 75,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B5781P077
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.21	Acres-Rear Land 1-10	2,000.00	420	100%		420
Total Acres 1.21			Land Total			30,420

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	950 Sqft	Grade C 100	Base	77,840
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,341
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	84,381
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	69,192	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1973	31	C 100	1,606	Avq.	82%	100%	100%	1,317
Wood Deck	2004	216	B 100	2,323	Avq.	97%	100%	100%	2,253
Frame Shed	2007	192	B 100	1,721	Avq.	97%	100%	100%	1,669
981 SFLA		Field1				Outbuilding Total			5,239

Acpt Land 30,400 **Accepted Bldg** 74,400 **Total** 104,800

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/13/2005
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B8418P271
 Reference 2: GARAGE#12 ANTLER LANE; MH#7 ANTLER
 Tran/Land/Bldg: 1 1 10
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.75	Acres-Rear Land 1-10	2,000.00	5,500	100%		5,500
0.25	Acres-Homesite (Fract)	30,000.00	15,000	100%		15,000
Total Acres 4.00					Land Total	50,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,344 Sqft	Grade B 110	Base	143,771
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1300 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,626
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,663
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,325
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	182,482
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	97%	100%	171,697	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	784	B 110	20,091	Avq.	97%	100%	100%	19,488
Wood Deck	2005	100	B 110	1,183	Avq.	97%	100%	100%	1,148
Wood Deck	2005	130	B 110	1,537	Avq.	97%	100%	100%	1,491
12 Mobile Home.	1973	12X60	B 100	21,695	Avq.	55%	100%	100%	11,932
GARAGE FRAME ..	2012	1344	C 100	56,448	Avq.	97%	75%	100%	41,066
Unfinished Attic	2012	672	C 100	1,882	Avq.	97%	100%	100%	1,826
Carport/Canopy	2012	960	B 100	7,742	Avq.	97%	100%	100%	7,510
2,064 SFLA		Field1							84,461

Acpt Land	50,500	Accepted Bldg	256,200	Total	306,700
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Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	01/20/2006
Sale Price	19,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B8772P137
 Reference 2: B11937P115
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
0.58	Acres-Rear Land 1-10	2,000.00	1,160	100%		1,160	
Total Acres 1.58						Land Total	31,160

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	137,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,166
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,468
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	147,804			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	143,370		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2006	30	B 100	1,254	Avg.	97%	100%	100%	1,216
1,638 SFLA		Field1				Outbuilding Total			1,216

Acpt Land	31,200	Accepted Bldg	144,600	Total	175,800
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Oakland
Name: TILTON, DALE B.

Valuation Report

07/15/2016

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Map/Lot:

001-005

Account: 2729 Card: 1 of 1

Location:

SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B3175P324

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
29.00	REAR2-Rear 21+	500.00	14,500	100%		14,500
Total Acres 29.00				Land Total		14,500
Acpt Land		14,500	Accepted Bldg	0	Total	14,500

Oakland
 Name: TILTON, DALE B.

Valuation Report

07/15/2016

Page 14

Map/Lot:

001-006

Account: 641 Card: 1 of 1

Location:

SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3175P324

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
18.20	REAR2-Rear 21+	500.00	9,100	100%		9,100
Total Acres 40.20					Land Total	64,100

Acpt Land	64,100	Accepted Bldg	0	Total	64,100
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Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1493P618
Reference 2 B9317P039
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 3.70						Land Total 38,400

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 100	Base	85,848
Exterior	ALUM/VINYL	Masonry Trim	208Sqft	Trim	874
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	87,562
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	73,552	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1976	171	C 100	2,534	Avq.	84%	100%	100%	2,129
Open Frame Porch	1976	72	C 100	1,148	Avq.	84%	100%	100%	964
Wood Deck	1976	126	C 100	1,058	Avq.	84%	100%	100%	889
Frame Garage	1976	336	C 100	4,704	Avq.	84%	100%	100%	3,951
1.50 ST SHED....	1972	96	C 100	874	Avq-	78%	100%	100%	682
Wood Deck	2003	357	B 100	3,839	Avq.	97%	100%	100%	3,724
Frame Shed	1976								100
1,080 SFLA		Field1		----- S O U N D V A L U E -----					100
Outbuilding Total								12,439	

Acpt Land	38,400	Accepted Bldg	86,000	Total	124,400
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Valuation Report

Account: 4005 Card: 1 of 1

Map/Lot: 001-042-07
 Location: 288 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	08/22/2014
Sale Price	238,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B11778P039
 Reference 2: Previously Map 2, Lot 42-7
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.21	Acres-Frontage 1	5,000.00	1,050	100%		1,050
1.81	Acres-Rear Land 1-10	2,000.00	3,620	100%		3,620
Total Acres 3.02			Land Total			34,670

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,960 Sqft	Grade B 110	Base	197,199
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,800
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,932
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
2005	0	GOOD	GOOD	Average	Typical	209,479					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)						
None	None	97%	98%	100%	199,131						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Frame Garage	2005	784	B 110	15,455	Avq.	97%	100%	100%	14,991		
Open Frame Porch	2005	320	B 110	6,504	Avq.	97%	100%	100%	6,309		
Wood Deck	2006	480	B 100	5,160	Avq.	97%	100%	100%	5,005		
1,960 SFLA		Field1									
Accpt Land						34,700	Accepted Bldg		225,400	Total	260,100

Oakland
 Name: WATHEN, RANDY J.

Valuation Report

07/15/2016

Page 17

Map/Lot: 001-042-08

Account: 4006 Card: 1 of 1

Location: 296 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/24/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Validity

Reference 1 B7844P220
 Reference 2 Previously Map 2, Lot 42-8
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.23	Acres-Frontage 1	5,000.00	1,150	100%		1,150
1.84	Acres-Rear Land 1-10	2,000.00	3,680	100%		3,680
Total Acres 3.07						Land Total 34,830

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade B 100	Base	152,073
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,873
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,668
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	162,840
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	99%	100%	156,375	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2005	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Frame Garage	2006	896	B 100	16,057	Avq.	97%	100%	100%	15,575
Patio	2006	140	C 100	392	Avq.	97%	100%	100%	380
1,862 SFLA		Field1							Outbuilding Total 17,958

Acpt Land 34,800 **Accepted Bldg** 174,300 **Total** 209,100

Oakland
 Name: HALL, ANN MARIE

Valuation Report

07/15/2016

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Map/Lot:
 Location:

001-042-09
 SNOW POND ROAD

Account: 4007 Card: 1 of 1

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/13/2005
 Sale Price 35,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8598P196
 Reference 2 B9030P294 Previously Map 2, Lot 42-9
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.23	Acres-Frontage 1	5,000.00	1,150	100%		1,150	
1.84	Acres-Rear Land 1-10	2,000.00	3,680	100%		3,680	
Total Acres 3.07					Land Total	28,830	
Acpt Land		28,800	Accepted Bldg		0	Total	28,800

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2525P120
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
4.49	Acres-Frontage 1	6,250.00	28,063	100%		28,062
Total Acres 5.49			Land Total			65,562

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	1,440 Sqft Masonry Trim Roof Cover	Grade C 100 24Sqft Asphalt Shingles	Base Trim Roof	108,024 101 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,548
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Above Average	Typical	115,453			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		82%	100%	100%	94,671		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1968	70	C 100	1,120	Avq.	79%	100%	100%	885
1.50 ST GARAGE..	1988	1176	C 100	21,403	Avq.	91%	100%	100%	19,477
1,440 SFLA		Field1							
Outbuilding Total									20,362

Acpt Land 65,600 **Accepted Bldg** 115,000 **Total** 180,600

Oakland
 Name: POITRAS, JACQUES D.

Valuation Report

07/15/2016

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Map/Lot:

002-001-A

Account: 2292 Card: 1 of 1

Location:

170 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2525P120

Reference 2

Tran/Land/Bldg 1 1 97

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1968	1392	D 100	46,771	Avg-	76%	80%	100%	28,437
Frame Shed	1960	160	D 100	896	Fair	63%	100%	100%	564
Frame Shed	1950	344	D 100	1,926	Fair	55%	100%	100%	1,059
Outbuilding Total									30,060
Acpt Land			0	Accepted Bldg		30,100	Total		30,100

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1999
Sale Price 62,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B5958P136
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.31	Acres-Rear Land 1-10	2,000.00	2,620	100%		2,620
Total Acres 2.31			Land Total			32,620

Dwelling Description

Replacement Cost New

Conventional	One Story	1,174 Sqft	Grade C 90	Base	82,475
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	82,475
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						61,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1962	756	C 90	9,526	Avq.	75%	100%	100%	7,144
Wood Deck	1962	21	C 90	158	Avq.	75%	100%	100%	118
Frame Shed	1962			----- S O U N D V A L U E -----					300
Wood Deck	2011	360	B 100	3,871	Avq.	97%	100%	100%	3,755
1,174 SFLA									11,317
Outbuilding Total									

Acpt Land 32,600 **Accepted Bldg** 73,200 **Total** 105,800

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5445P051
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	30,000.00	20,785 100%		20,785
Total Acres 0.48			Land Total		20,785

Dwelling Description

Replacement Cost New

Conventional	Two Story	598 Sqft	Grade C 95	Base	81,624
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,800
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Above Average	Typical	84,424			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		84%	90%	100%			
						63,825			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1972	26	C 95	1,280	Avq+	84%	90%	100%	968
Wood Deck	1972	32	C 95	255	Avq+	84%	90%	100%	193
1 Story/BASEMENT	1972	416	C 95	24,345	Avq+	84%	90%	100%	18,405
1.50 ST GARAGE..	1972	600	D 100	8,736	Avq.	81%	100%	100%	7,076
Frame Shed	1972	168	D 100	941	Avq.	81%	100%	100%	762
1,638 SFLA									
						Outbuilding Total			27,404
Acpt Land		20,800		Accepted Bldg		91,200		Total	112,000

Oakland
 Name: BEDARD, THOMAS

Valuation Report

07/15/2016

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Map/Lot:

002-004

Account: 427 Card: 1 of 1

Location:

TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B5445P052
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 08/01/1997
 Sale Price 7,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.38	Acres-Rear Land 1-10	2,000.00	4,760	100%		4,760
Total Acres 2.38				Land Total		4,760
Acpt Land		4,800	Accepted Bldg		0	Total
						4,800

Oakland
 Name: KERR, DAVID

Valuation Report

07/15/2016

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Map/Lot:

002-005

Account: 2836 Card: 1 of 1

Location:

464 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B3166P313

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
5.00	Acres-Frontage 1	5,000.00	25,000	65%	Excess Frt	16,250
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
24.90	REAR2-Rear 21+	500.00	12,450	100%		12,450
Total Acres 50.90					Land Total	78,700

Acpt Land	78,700	Accepted Bldg	0	Total	78,700
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Valuation Report

Map/Lot:

002-006

Account: 2049 Card: 1 of 1

Location:

496 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2986P118

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.42	Acres-Rear Land 1-10	2,000.00	4,840	100%		4,840
Total Acres 3.42			Land Total			34,840

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 100	Base	73,774
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,238
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	GOOD	Average	Typical	75,056
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	81%	99%	100%	60,187	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1972	256	C 100	2,150	Avq.	81%	100%	100%	1,742
Swimming Pool	1999	800	C 100	7,000	Avq.	99%	100%	100%	6,930
Carport/Canopy	2005	320	C 100	2,016	Avq-	96%	100%	100%	1,935
Frame Shed	1972	128	D 100	717	Avq-	78%	100%	100%	559
2S Frame Garage	1990	1080	D 100	18,144	Avq.	92%	100%	100%	16,692
ONE STORY FRAME	2002	384	C 100	19,891	Avq.	97%	99%	100%	19,101
Carport/Canopy	2005	360	B 100	2,904	Avq.	97%	100%	100%	2,817
1 Story/BASEMENT	2009	520	B 100	41,000	Avq.	97%	99%	100%	39,372
Wood Deck	2009	96	B 100	1,032	Avq.	97%	100%	100%	1,001
1,788 SFLA									
Outbuilding Total									90,149

Acpt Land

34,800

Accepted Bldg

150,300

Total

185,100

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1737P18
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.61	Acres-Rear Land 1-10	2,000.00	1,220	100%		1,220
Total Acres 1.61			Land Total			31,220

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	86,972
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	97%	100%
						70,865

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	344	D 100	2,311	Avq.	84%	100%	100%	1,941
Encl Frame Porch	1977	156	C 100	4,508	Avq.	84%	97%	100%	3,673
Wood Deck	1977	156	C 100	1,310	Avq.	84%	97%	100%	1,067
Swimming Pool	1985	800	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	1977	264	E 100	924	Avq-	82%	100%	100%	758
1.25 ST GARAGE..	1977	924	C 100	14,876	Avq.	84%	90%	100%	11,246
1,056 SFLA									25,615
Outbuilding Total									25,615

Acpt Land	31,200	Accepted Bldg	96,500	Total	127,700
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Oakland
 Name: MOREAU, ROBERT A. JR. & JEANNE T.

Valuation Report

07/15/2016

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Map/Lot:

002-008

Account: 2927 Card: 1 of 1

Location:

510 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	02/01/2000
Sale Price	13,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6148P302

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30					Land Total	24,600

Acpt Land	24,600	Accepted Bldg	0	Total	24,600
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Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2233P94
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.79	Acres-Rear Land 1-10	2,000.00	1,580	100%		1,580
Total Acres 1.79					Land Total	31,580

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,266 Sqft	Grade B 100	Base	186,827
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,269
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	189,096
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	94% 100%	154,643

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1982	784	B 100	8,429	Avq.	87%	100%	100%	7,333
2S Open Fr Porch	1982	36	B 100	1,236	Avq.	87%	100%	100%	1,075
Open Frame Porch	1982	30	B 100	717	Avq.	87%	100%	100%	624
Frame Shed	1982	100	C 100	700	Avq.	87%	100%	100%	609
AB.GR. POOL.....	1985	1	C 100	0	Avq.	99%	100%	100%	0
Frame Garage	2007	1232	B 100	22,078	Avq.	97%	100%	100%	21,416
2,532 SFLA									31,057

Acpt Land	31,600	Accepted Bldg	185,700	Total	217,300
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Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5153P056
 Reference 2
 Tran/Land/Bldg 1 1 96
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.61	Acres-Rear Land 1-10	2,000.00	1,220	100%		1,220
Total Acres 1.61			Land Total			31,220

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% Refrig.A/C	Heat	2,306
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Above Average	Typical	79,284
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	87%	100%	100%	68,977	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1979	128	C 100	1,075	Avq+	87%	100%	100%	935
Swimming Pool	1979	512	C 100	7,000	Avq+	99%	100%	100%	6,930
Frame Shed	1979	100	D 100	560	Avq-	83%	100%	100%	465
Frame Garage	1979								300
936 SFLA				----- S O U N D V A L U E -----					300
								Outbuilding Total	8,630

Acpt Land	31,200	Accepted Bldg	77,600	Total	108,800
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Oakland
 Name: LABELLE, TODD M. SR.

Valuation Report

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Map/Lot:

002-010

Account: 1094 Card: 2 of 2

Location:

526 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5153P056

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
GARAGE FRAME ..	2011	720	C 100	30,240	Ava.	97%	100%	100%	29,333		
GARAGE FRAME ..	2013	432	C 100	18,144	Ava.	97%	50%	100%	8,800		
936 SFLA									38,133		
Acpt Land						0		Accepted Bldg	38,100	Total	38,100

Oakland
Name: LABELLE, TODD M. SR.

Valuation Report

07/15/2016

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Map/Lot:

002-010

Account: 1094

Location:

526 TRAFTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,200	77,600	108,800	31,200	77,600	108,800
2	0	38,100	38,100	0	38,100	38,100
TOTAL	31,200	115,700	146,900	31,200	115,700	146,900

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1756P185
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.59	Acres-Rear Land 1-10	2,000.00	1,180	100%		1,180
Total Acres 1.59			Land Total			31,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,148 Sqft	Grade C 100	Base	90,037
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,829
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	92,866
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	100%	100%	77,079	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1978	384	C 100	3,226	Avq.	83%	100%	100%	2,678
Open Frame Porch	1978	88	C 100	1,372	Avq.	83%	100%	100%	1,139
Frame Shed	1978	180	D 100	1,008	Avq.	85%	100%	100%	857
Frame Shed	2000	320	C 100	2,240	Avq.	97%	100%	100%	2,173
1,148 SFLA									
Outbuilding Total									6,847

Acpt Land	31,200	Accepted Bldg	83,900	Total	115,100
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Valuation Report

Account: 1563 Card: 1 of 1

Location: 538 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/22/2012
 Sale Price: 46,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B11046P016
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.89	Acres-Rear Land 1-10	2,000.00	1,780	100%		1,780
Total Acres 1.89			Land Total			31,780

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	83,897
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	68,796	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	84	C 100	2,492	Avq.	82%	100%	100%	2,043
Wood Deck	2012	72	C 100	605	Avq.	97%	100%	100%	587
Carport/Canopy	2012	320	B 100	2,580	Avq.	97%	100%	100%	2,503
1,008 SFLA						Outbuilding Total			5,133

Acpt Land 31,800 **Accepted Bldg** 73,900 **Total** 105,700

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/30/2013
 Sale Price: 154,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11553P326
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.78	Acres-Rear Land 1-10	2,000.00	1,560	100%		1,560
Total Acres 1.78			Land Total			31,560

Dwelling Description

Replacement Cost New

Ranch	One Story	1,515 Sqft	Grade C 105	Base	118,276
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	123,127
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	91,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	624	C 105	9,173	Avq.	74%	100%	100%	6,788
Wood Deck	1990	200	C 100	1,680	Avq.	92%	100%	100%	1,546
Open Frame Porch	1960	44	C 105	794	Avq.	74%	100%	100%	588
1,515 SFLA									
Outbuilding Total									8,922

Acpt Land 31,600 **Accepted Bldg** 100,000 **Total** 131,600

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7767P211
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
0.39	Acres-Frontage 1	5,000.00	1,950	100%		1,950	
7.65	Acres-Rear Land 1-10	2,000.00	15,300	100%		15,300	
Total Acres 9.04						Land Total	47,250

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,116 Sqft	Grade B 110	Base	185,995
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-15,399
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,744
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,200
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	190,002
Functional Obsolescence						Value(Rcnld)
None						173,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
TWO STORY FRAME	2006	190	B 110	20,787	Avq.	97%	94%	100%	18,953
1.50 ST GARAGE..	2006	660	B 110	16,912	Avq.	97%	100%	100%	16,405
Open Frame Porch	2007	216	B 110	4,455	Avq.	97%	100%	100%	4,321
Frame Shed	2007	160	B 100	1,434	Avq.	97%	100%	100%	1,391
Wood Deck	2007	25	B 100	269	Avq.	97%	100%	100%	261
Outbuilding Total									41,331

Acpt Land

47,300

Accepted Bldg

214,600

Total

261,900

Oakland
 Name: BULMER, JOYCE

Valuation Report

07/15/2016

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Map/Lot:

002-014-01

Account: 4372 Card: 1 of 1

Location:

246 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/15/2014
 Sale Price 1,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9079P153
 Reference 2 B11870P075
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
9.54	Acres-Rear Land 1-10	2,000.00	19,080	100%		19,080
Total Acres 10.54						Land Total 49,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2006	1120	B 110	22,078	Avq.	97%	100%	100%	21,416
Frame Shed	1995	336	D 100	1,882	Poor	90%	80%	100%	1,355
Frame Shed	1975	1152	D 100	6,451	Fair	75%	80%	100%	3,870
Frame Shed	1975			----- SOUND VALUE -----					200
1 ST BARN.....	2006	192	D 100	2,580	Fair	95%	80%	100%	1,961
Frame Shed	2006	100	C 100	700	Avq.	97%	100%	100%	679
						Outbuilding Total			29,481
Acpt Land		49,100	Accepted Bldg		29,500	Total		78,600	

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/09/2007
Sale Price: 155,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Split/Assemblage

Reference 1: B9419P245
Reference 2: B10805P215
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.53	Acres-Frontage 1	5,000.00	2,650	81%	Excess Frt	2,146
8.47	Acres-Rear Land 1-10	2,000.00	16,940	75%	Topoqrph	12,705
Total Acres 10.00			Land Total			44,851

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade D 100	Base	59,020
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,980
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Below Average	Typical	60,010			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		74%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1960	528	D 100	2,957	Fair	63%	80%	100%	1,490
Frame Shed	1960	140	E 100	490	Poor	59%	80%	100%	231
Frame Shed	1960	392	D 100	2,195	Poor	59%	80%	100%	1,036
Encl Frame Porch	1960	60	D 100	1,456	Avq-	74%	80%	100%	862
Frame Garage	1996	576	C 100	8,064	Avq.	95%	100%	100%	7,661
884 SFLA							Outbuilding Total	11,280	
Acpt Land		44,900		Accepted Bldg		55,700		Total	100,600

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3659P165
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.70	Acres-Rear Land 11-20	600.00	1,020	100%		1,020
Total Acres 14.70						59,120

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	684 Sqft	Grade D 110	Base		70,304
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement		-2,528
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,232
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,264
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value		
1910	0	TYPICAL	TYPICAL	Good	Phy	Func	Econ	Rcnld		
								67,744		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		75%	100%	100%	50,808			
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	1910	70	D 110	3,794	Good	75%	100%	100%	2,846	
ENC.PORCH/BSMT	1910	60	D 110	1,977	Good	75%	100%	100%	1,483	
Wood Deck	1998	60	C 100	504	Avq.	96%	100%	100%	484	
1,096 SFLA								4,813		
Acpt Land					59,100	Accepted Bldg		55,600	Total	114,700

Account: 2102 Card: 1 of 1

Map/Lot: 002-015-1
 Location: 272 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: LevelBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4953P163
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.30	Acres-Rear Land 1-10	2,000.00	4,600	100%		4,600
Total Acres 3.30			Land Total			34,600

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	845 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,830
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	100,482
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		91%	100% 100%	91,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1989	248	C 100	2,083	Avq.	91%	100%	100%	1,896
1SFr Overhang	1989	39	C 100	2,020	Avq.	91%	100%	100%	1,838
ONE STORY FRAME	2000	352	C 100	18,234	Avq.	97%	100%	100%	17,687
Wood Deck	2000	24	D 100	161	Avq.	97%	100%	100%	156
Frame Garage	2008	768	B 100	13,762	Avq.	97%	100%	100%	13,349
Frame Shed	2008	160	C 100	1,120	Avq.	97%	100%	100%	1,086
1,447 SFLA									
Outbuilding Total									36,012

Accpt Land	34,600	Accepted Bldg	127,500	Total	162,100
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2950P33
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 100	Base	90,283
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-2,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Hot Water BB	Cooling	0% None	Heat	1,950
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Below Average	Typical	89,411			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	76%	95%	100%	64,555				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1968	192	C 100	1,613	Avq-	76%	95%	100%	1,165
Encl Frame Porch	1968	160	C 100	4,620	Avq-	76%	95%	100%	3,335
1,152 SFLA									4,500

Acpt Land	30,100	Accepted Bldg	69,100	Total	99,200
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Oakland
 Name: BARD, ROGER P.

Valuation Report

07/15/2016

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Map/Lot:

002-017

Account: 83 Card: 1 of 1

Location:

288 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B2533P090
 Reference 2 AUTO BODY SHOP
 Tran/Land/Bldg 1 2 27
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500	
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950	
Total Acres 1.38						Land Total	38,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1960	2170	D 100	72,912	Avq-	70%	60%	100%	30,623
1 STORY GARAGE..	1960	440	C 100	6,160	Poor	59%	100%	100%	3,634
Outbuilding Total									34,257

Acpt Land	38,500	Accepted Bldg	34,300	Total	72,800
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use NEIGHBORHOOD COM
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B9067P300
Reference 2 B9114P031
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.38	Acres-Rear Land 1-10	2,500.00	950	100%		950
Total Acres 1.38						Land Total 38,450

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,152 Sqft	Grade C 110	Base	139,036
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,464
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	147,272
Functional Obsolescence						Value(Rcnld)
None						139,997

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	288	C 110	4,589	Avq.	97%	100%	100%	4,451
Wood Deck	2003	120	C 110	1,109	Avq.	97%	100%	100%	1,076
Wood Deck	2005	144	B 100	1,548	Avq.	97%	100%	100%	1,502
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2005	192	B 100	1,721	Avq.	97%	100%	100%	1,669
GARAGE FRAME ..	2006	2000	C 100	84,000	Avq.	97%	75%	100%	61,110
2,016 SFLA									Outbuilding Total 73,203

Acpt Land	38,500	Accepted Bldg	213,200	Total	251,700
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2956P251 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,512 Sqft	Grade C 110	Base		123,705
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		4,098
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,696
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	131,499
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		96%	100%	95%
						119,927

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	1998	112	C 100	1,708	Avq.	96%	100%	95%	1,558
ONE STORY FRAME	1998	168	C 100	8,702	Avq.	96%	100%	95%	7,936
Wood Deck	1998	24	C 100	202	Avq.	96%	100%	95%	184
Frame Shed	1970	120	D 100	672	Avq.	80%	100%	95%	511
Wood Deck	2007	100	B 100	1,075	Avq.	97%	100%	95%	991
1,680 SFLA									11,180

Acpt Land	24,900	Accepted Bldg	131,100	Total	156,000
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Oakland
 Name: POOLER, MARY ANN

Valuation Report

07/15/2016

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Map/Lot:

002-019

Account: 167 Card: 2 of 2

Location:

296 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2956P251
 Reference 2
 Tran/Land/Bldg 1 1 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1981	1960	D 100	65,856	Avg.	87%	75%	95%	40,822
Frame Shed	1981	770	C 100	5,390	Avg.	87%	80%	95%	3,563
1,680 SFLA									
						Outbuilding Total			44,385
Acpt Land			0	Accepted Bldg		44,400	Total		44,400

Oakland
Name: POOLER, MARY ANN

Valuation Report

07/15/2016

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Map/Lot:

002-019

Account: 167

Location:

296 MIDDLE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,900	131,100	156,000	24,900	131,100	156,000
2	0	44,400	44,400	0	44,400	44,400
TOTAL	24,900	175,500	200,400	24,900	175,500	200,400

Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/2009
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Conventional
 Verified: Buyer
 Validity: Related Parties

Reference 1: B10280P080 B11544P304
 Reference 2: 2005 FLEETWOOD CELEBRATION 4503A
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,350 Sqft	Grade D 100	Base	81,984
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	72,664			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		Location		97%	100%	100%			
						70,480			
Outbuildings/ Additions/ Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2007	154	B 100	1,656	Avq.	97%	100%	100%	1,606
Frame Shed	2009	128	C 100	896	Avq.	97%	100%	100%	869
Frame Garage	2009	896	B 100	16,057	Avq.	97%	100%	100%	15,575
1,350 SFLA							Outbuilding Total	18,050	

Acpt Land 24,900 **Accepted Bldg** 88,500 **Total** 113,400

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/01/1994
Sale Price: 56,000
Sale Type: Other
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B6559P112
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38			Land Total			30,760

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	125,376
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,781
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	133,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	97% 100%	125,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2008	100	C 100	700	Avq.	97%	100%	100%	679
Frame Garage	1980	720	C 100	10,080	Avq.	86%	100%	100%	8,669
Frame Shed	2008	112	C 100	784	Avq.	97%	100%	100%	760
1.75 Story/BSMT	2002	169	C 110	15,303	Avq.	97%	97%	100%	14,399
Open Frame Porch	2002	288	C 110	4,589	Avq.	97%	100%	100%	4,451
Open Frame Porch	2002	52	C 110	955	Avq.	97%	100%	100%	926
Wood Deck	2003	24	C 100	202	Avq.	97%	100%	100%	196
2,060 SFLA									30,080

Acpt Land	30,800	Accepted Bldg	156,000	Total	186,800
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Oakland
 Name: CARON, DAVID J.

Valuation Report

07/15/2016

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Map/Lot:

002-021

Account: 2546 Card: 1 of 1

Location:

312 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2499P209
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						Land Total
						24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	70,314				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1982	768	C 100	10,752	Avg.	87%	100%	100%	9,354
Wood Deck	2005	330	B 100	3,548	Avg.	97%	100%	100%	3,442
960 SFLA									
Outbuilding Total									12,796

Acpt Land	24,900	Accepted Bldg	83,100	Total	108,000
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2595P79
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%	24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	920 Sqft	Grade C 100	Base	75,992
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	77,672
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						Value Rcnld
						68,351

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1983								100
15Fr Overhang	1983	33	C 100	1,709	Avq.	88%	100%	100%	1,504
Frame Shed	1998	120	C 100	840	Avq.	96%	100%	100%	806
Wood Deck	1998	80	C 100	672	Avq.	96%	100%	100%	645
953 SFLA									
Outbuilding Total									3,055

Acpt Land

24,900

Accepted Bldg

71,400 **Total**

96,300

Oakland
 Name: REYNOLDS, LILLIAN A., DEV. OF

Valuation Report

07/15/2016

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Account: 290 Card: 1 of 1

Map/Lot: 002-023
 Location: 330 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B1221P479
 Reference 2 B1870P125
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
19.50	REAR2-Rear 21+	500.00	9,750	100%		9,750	
Total Acres 41.50					Land Total	70,750	
Acpt Land		70,800	Accepted Bldg		0	Total	70,800

Oakland
 Name: BESSEY DEVELOPMENT CO.

Valuation Report

07/15/2016

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Map/Lot:

002-024

Account: 713 Card: 1 of 1

Location: TRAFTON/MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....
 Tree Growth 1990
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4270P096

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Hardwood	239.00	1,673	100%		1,673
Total Acres 7.00				Land Total		1,673
Acpt Land		1,700	Accepted Bldg		0	Total
						1,700

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/24/2012
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B1148P305

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
3.30	REAR2-Rear 21+	500.00	1,650	100%		1,650
Total Acres 24.30						57,650

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,152 Sqft	Grade D 110	Base		79,449
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-10,644
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,218
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	71,023
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	63,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	288	C 100	2,419	Avq.	90%	100%	100%	2,177
1.75 ST GARAGE..	1987	768	C 100	15,053	Avq.	90%	90%	100%	12,193
Carport/Canopy	1987	312	E 100	983	Avq-	88%	80%	100%	692
1,152 SFLA									
Outbuilding Total									15,062

Acpt Land 57,700 **Accepted Bldg** 79,000 **Total** 136,700

Oakland
 Name: BURTON, MARK E.

Valuation Report

07/15/2016

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Map/Lot:

002-025-1

Account: 2489 Card: 1 of 1

Location:

263 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3231P101

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.64	Acres-Rear Land 1-10	2,000.00	3,280	100%		3,280
Total Acres 2.64			Land Total			33,280

Dwelling Description

Replacement Cost New

Garrison	Two Story	832 Sqft	Grade C 100	Base	105,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,100
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	114,997
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	99%	100%
						104,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1 Story/BASEMENT	1991	132	C 100	8,131	Avq.	92%	99%	100%	7,406
BSMT ENTRY.....	1991	30	C 100	0	Avq.	92%	100%	100%	0
Wood Deck	1991	332	C 100	2,789	Avq.	92%	100%	100%	2,566
Swimming Pool	1980	800	C 100	7,000	Avq-	99%	100%	100%	6,930
1.75 ST GARAGE..	1978	1248	C 100	24,461	Avq-	82%	70%	100%	14,041
Frame Shed	1978			----- S O U N D V A L U E -----					300
Frame Shed	1998	288	D 100	1,613	Avq.	96%	100%	100%	1,548
Frame Shed	2015	80	B 100	717	Avq.	97%	100%	100%	695
1,796 SFLA									
Outbuilding Total									33,486

Acpt Land

33,300

Accepted Bldg

138,200

Total

171,500

Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/28/2014
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B11619P322
 Reference 2: B11648P230
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 14 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.81	Acres-Homesite (Fract)	30,000.00	27,000	100%		27,000	
Total Acres 0.81						Land Total	27,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,812 Sqft	Grade B 100	Base	167,602
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-24,353
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,715
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,624
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	153,814			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	99%	100%	147,708		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2012	480	B 100	8,602	Avq.	97%	100%	100%	8,344
1,812 SFLA						Outbuilding Total			8,344
Acpt Land		27,000		Accepted Bldg		156,100		Total	183,100

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1520P582

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 25 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Frontage 1	5,000.00	1,500	100%		1,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.50	Acres-Rear Land 11-20	600.00	4,500	100%		4,500
Total Acres 18.80						56,000

Dwelling Description				Replacement Cost New	
Conventional	Two Story	520 Sqft	Grade D 110	Base	67,785
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-1,275
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	739
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			67,545
1800	1990	TYPICAL	TYPICAL	Good	Phys. %	Func. %	Econ. %	Value(Rcnld)
None				75%	94%	100%		47,619

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
ONE STORY FRAME	1800	200	D 100	8,288	Good	75%	97%	100%	6,030
ONE STORY FRAME	1800	580	D 100	24,035	Good	75%	97%	100%	17,485
ONE STORY FRAME	1800	342	D 100	14,172	Avq+	70%	77%	100%	7,638
Open Frame Porch	1800	12	D 100	246	Avq.	65%	100%	100%	160
Open Frame Porch	1800	25	D 100	392	Avq.	65%	100%	100%	255
Frame Garage	1800	228	D 100	2,554	Avq-	60%	100%	100%	1,532
Frame Shed	1800	256	D 100	1,434	Avq-	60%	100%	100%	860
Frame Shed	1800	506	D 100	2,834	Avq-	60%	100%	100%	1,700
Frame Shed	1800	80	D 100	448	Avq-	60%	100%	100%	269
2,162 SFLA								Outbuilding Total	35,929

Acpt Land	56,000	Accepted Bldg	83,500	Total	139,500
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Oakland
 Name: BELANGER, STEPHEN H.

Valuation Report

07/15/2016

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Account: 3469 Card: 1 of 1

Map/Lot: 002-026-01
 Location: 255 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B11075P078
 Reference 2:
 Tran/Land/Bldg: 1 1 2
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00			Land Total			30,000
Dwelling Description				Replacement Cost New		
Ranch	One Story	1,344 Sqft	Grade B 100	Base		130,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,239
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,226
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full	SFLA	1,344	Insulation		0
Unfin. Living Area	NONE			Unfinished		0
Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	GOOD	GOOD	Average	Typical	138,166
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	134,021	
Acpt Land		30,000	Accepted Bldg		134,000	Total
						164,000

Oakland
 Name: BURTON, MARK E.

Valuation Report

07/15/2016

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Map/Lot:

002-027

Account: 2488 Card: 1 of 1

Location:

MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/24/2012
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B11177P117

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.89	Acres-Rear Land 11-20	600.00	5,934	100%		5,934
Total Acres 20.89					Land Total	49,934

Acpt Land 49,900 **Accepted Bldg** 0 **Total** 49,900

Account: 597 Card: 1 of 1

Map/Lot: 002-028
 Location: 225 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2133P163
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.99	Acres-Homesite (Fract)	30,000.00	29,850	100%	29,850	
Total Acres 0.99			Land Total		29,850	

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,120 Sqft	Grade D 100	Base	70,650
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	63,930
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	56,898	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	64	D 100	430	Avq.	89%	100%	100%	383
Frame Shed	1972	100	D 100	560	Poor	70%	100%	100%	392
1.25 ST GARAGE..	2001	780	C 100	12,558	Avq.	97%	100%	100%	12,181
ONE STORY FRAME	2014	240	C 100	12,432	Avq.	97%	100%	100%	12,059
1,360 SFLA									
Outbuilding Total									25,015

Acpt Land	29,900	Accepted Bldg	81,900	Total	111,800
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Oakland
 Name: JOSEPH, JOHN R. & SONS, INC.

Valuation Report

07/15/2016

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Account: 2175 Card: 1 of 1

Map/Lot: 002-029
 Location: MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/28/2003
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7436P002

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	20,000	50%	Access	12,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
1.75	REAR2-Rear 21+	500.00	875	100%		875
Total Acres 22.75			Land Total			38,875

Acpt Land 38,900 **Accepted Bldg** 0 **Total** 38,900

Oakland
 Name: ELLIS, WANITA A.

Valuation Report

07/15/2016

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Map/Lot: 002-029-1

Account: 2320 Card: 1 of 1

Location: 205 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/13/2013
 Sale Price: 41,000
 Sale Type: Land & Buildings
 Financing: Conventional
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B11281P208
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade D 110	Base	74,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,757
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Average	Typical	66,706			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		91%	100%	100%			
Value(Rcnd)						60,702			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Shed	2001								Rcnd
1,056 SFLA									200
----- S O U N D V A L U E -----									200
Outbuilding Total									200

Acpt Land	28,800	Accepted Bldg	60,900	Total	89,700
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Oakland
 Name: GILBERT, ALLEN J.

Valuation Report

07/15/2016

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Map/Lot:

002-029-2

Account: 3235 Card: 1 of 1

Location:

209 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography LevelSwampy
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1992
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4111P302

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
8.77	Acres-Rear Land 11-20	600.00	5,262	100%		5,262
Total Acres 19.77			Land Total			55,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1992	14X76	C 100	26,880	Avg.	55%	100%	100%	14,784
Frame Shed	1992	336	C 100	2,352	Avg.	93%	100%	100%	2,187
Frame Shed	1992	120	D 100	672	Avg.	93%	100%	100%	625
Wood Deck	1992	48	D 100	322	Avg.	93%	100%	100%	299
1,064 SFLA						Outbuilding Total			17,895

Acpt Land 55,300 **Accepted Bldg** 17,900 **Total** 73,200

Oakland
 Name: COWLES, CAROL B.

Valuation Report

07/15/2016

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Map/Lot:

002-030

Account: 2164 Card: 1 of 1

Location:

203 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1575P369
 Reference 2 BY WILL 4/18/74
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90			Land Total			33,800

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10 Mobile Home.	1972	10X46	D 100	10,452	Avq-	45%	100%	100%	4,703
Encl Frame Porch	1977	49	D 100	1,210	Poor	74%	100%	100%	895
Frame Shed	1978	144	D 100	806	Fair	78%	100%	100%	629
Frame Shed	1972								100
460 SFLA						Outbuilding Total			6,327
Acpt Land		33,800	Accepted Bldg		6,300	Total			40,100

----- S O U N D V A L U E -----

Oakland
 Name: GREENWOOD, AGNES S. HEIRS OF

Valuation Report

07/15/2016

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Map/Lot:

002-033

Account: 950 Card: 1 of 1

Location:

171 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography LevelLow
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3195P307
 Reference 2 SEPTIC GRANT 8/27/98
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description								
Units	Method - Description	Price/Unit	Total	Fctr	Influence				Value	
0.66	Acres-Homesite (Fract)	30,000.00	24,372	90%	Topoqrphry				21,935	
Total Acres 0.66					Land Total				21,935	
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1973	12X46	D 100	11,712	Fair	35%	100%	100%	4,099	
MH ADDITION ..	1996	96	D 110	4,376	Avq.	95%	100%	100%	4,157	
Wood Deck	1985	100	D 100	672	Avq-	87%	100%	100%	585	
Frame Shed	2005	156	C 100	1,092	Avq.	97%	100%	100%	1,059	
552 SFLA										
						Outbuilding Total			9,900	
Accpt Land		21,900	Accepted Bldg		9,900	Total		31,800		

Oakland
 Name: M.C.L. ASSOCIATES

Valuation Report

07/15/2016

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Map/Lot:

002-035

Account: 2645 Card: 1 of 1

Location:

MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....
 Tree Growth 1988
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3247P190

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
50.00	Acres-Mixed Wood	383.00	19,150	100%		19,150	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	600.00	5,262	50%	Restrictio	12,000	
1.75	Acres-Frontage 1	5,000.00	8,750	50%	Restrictio	4,375	
5.25	Acres-Rear Land 1-10	2,000.00	10,500	50%	Restrictio	5,250	
Total Acres 58.00			Land Total			40,775	
Accpt Land		40,800	Accepted Bldg		0	Total	40,800

Oakland
 Name: KLEIN, ROBERT

Valuation Report

07/15/2016

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Map/Lot:

002-036

Account: 4367 Card: 1 of 1

Location:

SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/27/2014
 Sale Price 29,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11656P121

Reference 2

Tran/Land/Bldg 1 0 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.41	Acres-Rear Land 1-10	2,000.00	820	100%		820
Total Acres 1.41					Land Total	24,820

Acpt Land 24,800 **Accepted Bldg** 0 **Total** 24,800

Valuation Report

Map/Lot: 002-036-01

Account: 495 Card: 1 of 1

Location: 146 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B8954P336
Reference 2

Sale Data
Sale Date 06/23/2006
Sale Price 219,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			30,200

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade B 115	Base	172,143
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,906
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,182
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,962
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	187,193
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	177,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2001	656	B 115	17,574	Avq.	97%	100%	100%	17,047
Open Frame Porch	2001	20	B 115	619	Avq.	97%	100%	100%	600
Open Frame Porch	2001	160	B 100	3,046	Avq.	97%	100%	100%	2,955
1,904 SFLA						Outbuilding Total			20,602

Acpt Land 30,200 **Accepted Bldg** 198,500 **Total** 228,700

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B10770P257
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.90	Acres-Rear Land 1-10	2,000.00	7,800	100%		7,800
Total Acres 4.90			Land Total			37,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,870 Sqft	Grade C 110	Base	147,963
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,598
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,440
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	GOOD	GOOD	Average	Typical	130,577			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2014	50	C 110	924	Avq.	97%	100%	100%	896
1,870 SFLA									896
Outbuilding Total						896			

Acpt Land 37,800 **Accepted Bldg** 126,300 **Total** 164,100

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	10/22/2009
Sale Price	132,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B10252P100
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
Total Acres 1.80			Land Total			31,600

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,016
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Good	Typical	83,677
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	88%	100%	100%	73,636	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2005	240	B 100	2,580	Avq.	97%	100%	100%	2,503
1 Story/BASEMENT	1997	320	C 100	19,712	Avq.	96%	100%	100%	18,924
Wood Deck	2005	64	B 100	689	Avq.	97%	100%	100%	668
Frame Shed	2013	80	C 100	560	Avq.	97%	100%	100%	543
1,280 SFLA									22,638
Outbuilding Total									22,638

Acpt Land	31,600	Accepted Bldg	96,300	Total	127,900
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Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B5902P140
Reference 2
Tran/Land/Bldg 1 1 9
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Sale Data
Sale Date 03/01/1999
Sale Price 28,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80			Land Total			33,600

Dwelling Description

Replacement Cost New

Other	One Story	1,180 Sqft	Grade D 90	Base	66,246
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,921
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,093
Rooms	5	HEARTH	ONE HEARTH	HEARTH	605
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Fair	Typical	60,023			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	71%	75%	100%	31,962				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1970	816	C 100	15,994	Avq.	80%	100%	100%	12,795
1,180 SFLA						Outbuilding Total			12,795

Acpt Land 33,600 **Accepted Bldg** 44,800 **Total** 78,400

Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

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Account: 2043 Card: 1 of 1

Map/Lot: 002-038-1
 Location: SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3242P39

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
5.50	Acres-Rear Land 1-10	2,000.00	11,000	100%		11,000
Total Acres 7.50					Land Total	40,000

Acpt Land 40,000 **Accepted Bldg** 0 **Total** 40,000

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2216P146

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.11	Acres-Rear Land 11-20	600.00	666	100%		666
1.47	Acres-Frontage 1	5,000.00	7,350	100%	Excess Frt	7,350
Total Acres 13.58					Land Total	58,016

Dwelling Description

Replacement Cost New

Log	Description	Area	Grade	Base	Value
Log	One & 3/4 Story	999 Sqft	Grade C 100	Base	113,202
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,307
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	120,869
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None				85%	99% 100%	101,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1978	296	C 100	4,284	Avq.	85%	100%	100%	3,641
Wood Deck	1988	276	C 100	2,318	Avq.	85%	100%	100%	1,970
Encl Frame Porch	1978	30	C 100	980	Avq.	85%	100%	100%	833
Frame Shed	1978	256	D 100	1,434	Poor	75%	50%	100%	538
Frame Shed	2005	120	D 100	672	Avq.	97%	100%	100%	652
1.50 ST GARAGE..	1992	896	C 100	16,307	Avq.	93%	100%	100%	15,166
1,748 SFLA									
Outbuilding Total									22,800

Acpt Land	58,000	Accepted Bldg	124,500	Total	182,500
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Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2161P9

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.07	Acres-Rear Land 1-10	2,000.00	2,140	100%		2,140
Total Acres 2.07			Land Total			32,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	81,413
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						Value(Rcld)
						69,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
Wood Deck	1978	80	C 100	672	Avq.	85%	100%	100%	571	
Frame Shed	1978	320	D 100	1,792	Fair	78%	100%	100%	1,398	
Frame Shed	1978								100	
----- S O U N D V A L U E -----									100	
1,008 SFLA									Outbuilding Total	2,069

Acpt Land	32,100	Accepted Bldg	71,300	Total	103,400
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Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	11/05/2003
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B7722P199
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
6.53	Acres-Rear Land 1-10	2,000.00	13,060	100%		13,060
Total Acres 7.53			Land Total			43,060

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	480 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	76,793 0 0 0
Foundation	Piers	Basement	None	Basement	-7,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	69,955
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
Value(Rcnld)						67,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2007	552	C 110	31,452	Avq.	97%	97%	100%	29,593
Frame Garage	2005								200
Wood Deck	2008	60	C 100	504	Avq.	97%	100%	100%	489
1,392 SFLA									
Outbuilding Total									30,282

Acpt Land	43,100	Accepted Bldg	98,100	Total	141,200
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Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled Well
 Street Paved

Sale Data
 Sale Date 07/01/1999
 Sale Price 130,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5996P072
 Reference 2 Suite #1 & Suite #2
 Tran/Land/Bldg 1 1 97
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.62	Acres-Frontage 1	5,000.00	8,100	100%		8,100
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
69.80	REAR2-Rear 21+	500.00	34,900	100%		34,900
Total Acres 92.42			Land Total			99,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST BARN....	1980	528	C 100	10,349	Avq.	86%	100%	100%	8,900
CANOPY.....	2001	224	D 100	3,010	Avq.	97%	100%	100%	2,920
AV POLE SHED....	2001	1400	C 100	7,840	Avq.	97%	100%	100%	7,605
RIDING RING....	2007	7200	D 100	120,960	Avq.	97%	100%	100%	117,331
1 ST BARN.....	2007	1800	C 100	30,240	Avq.	97%	80%	100%	23,466
APT	2009	1800	C 100	109,200	Avq.	97%	80%	100%	84,739
CANOPY.....	2009	600	C 100	10,080	Avq.	97%	100%	100%	9,778
AV POLE SHED....	2010	576	C 100	3,226	Avq.	97%	100%	100%	3,129
AV POLE SHED....	2013	2566	C 100	14,370	Avq.	97%	80%	100%	11,151
APT	2013	1111	C 100	70,616	Avq.	97%	75%	100%	51,374
Outbuilding Total									320,393

Acpt Land 99,000 **Accepted Bldg** 320,400 **Total** 419,400

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/23/2005
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B8702P159
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.03	Acres-Rear Land 1-10	2,000.00	4,060	100%		4,060
Total Acres 3.03			Land Total			34,060

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade A 100	Base	192,300
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,451
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,117
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	208,588			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	97% 100%	196,260			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	656	A 100	14,918	Avq.	97%	100%	100%	14,470
1 Story/BASEMENT	2005	192	A 100	18,924	Avq.	97%	97%	100%	17,805
Frame Garage	2005	560	A 100	12,544	Avq.	97%	100%	100%	12,168
2,082 SFLA									
Outbuilding Total									44,443

Acpt Land 34,100 **Accepted Bldg** 240,700 **Total** 274,800

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/17/2004
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12169P144
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.03	Acres-Rear Land 1-10	2,000.00	4,060	100%		4,060
Total Acres 3.03			Land Total			34,060

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,280 Sqft	Grade A 100	Base	235,603
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,093
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,867
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	261,331
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	94% 100%	238,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
3/4S AD/GAR.....	2005	840	A 100	69,149	Avq.	97%	100%	100%	67,075
Open Frame Porch	2005	820	A 100	18,592	Avq.	97%	100%	100%	18,034
1 ST BARN.....	2006	576	C 100	9,677	Avq.	97%	100%	100%	9,387
2,560 SFLA									94,496
Outbuilding Total									94,496

Acpt Land 34,100 **Accepted Bldg** 332,800 **Total** 366,900

Oakland
 Name: GOULETTE, GREG

Valuation Report

07/15/2016

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Map/Lot:

002-042-03

Account: 4001 Card: 1 of 1

Location:

SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	06/17/2004
Sale Price	250,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7997P156

Reference 2 B12187P52

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000	
Total Acres 3.00					Land Total	28,000	
Acpt Land		28,000	Accepted Bldg		0	Total	28,000

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 07/07/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9751P092

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.04	Acres-Frontage 1	5,000.00	200	100%		200
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 3.04						Land Total 36,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2004	200	B 100	1.792	Ava.	97%	100%	100%	1,738
Frame Shed	2004	160	B 100	1.434	Ava.	97%	100%	100%	1,391
Outbuilding Total									3,129

Acpt Land 36,200 **Accepted Bldg** 3,100 **Total** 39,300

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/07/2006
 Sale Price 350,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9751P089

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.31	Acres-Frontage 1	5,000.00	1,550	100%		1,550
1.86	Acres-Rear Land 1-10	2,000.00	3,720	100%		3,720
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 3.17						Land Total 37,270

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,110 Sqft	Grade A 100	Base	210,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,486
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Good	Typical	227,068
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				98%	100%	204,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2001	144	A 100	17,095	Good	98%	92%	100%	15,413
Frame Garage	2001	616	A 100	13,798	Good	98%	100%	100%	13,522
Jacuzzi #	2001	1	A 100	5,600	Good	98%	100%	100%	5,488
1 Story/BASEMENT	2001	520	A 100	51,251	Good	98%	92%	100%	46,208
Wood Deck	2003	800	A 100	10,752	Avq.	97%	100%	100%	10,429
Open Frame Porch	2001	32	A 100	941	Good	98%	100%	100%	922
Outbuilding Total									91,982

Acpt Land 37,300 **Accepted Bldg** 296,700 **Total** 334,000

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/14/2014
Sale Price 255,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B11647P060
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.35	Acres-Frontage 1	5,000.00	1,750	100%	Excess Frt	1,750
1.67	Acres-Rear Land 1-10	2,000.00	3,340	100%		3,340
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 3.02						Land Total 37,090

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,130 Sqft	Grade A 100	Base	213,427
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,910
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	1,344
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	233,089
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				97%	94%	212,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	240	A 100	5,600	Avq.	97%	100%	100%	5,432
Open Frame Porch	2003	168	A 100	3,987	Avq.	97%	100%	100%	3,867
Patio	2003	204	A 100	914	Avq.	97%	100%	100%	887
1.5 Story/BSMT	2003	176	A 100	21,724	Avq.	97%	94%	100%	19,808
Open Frame Porch	2003	32	A 100	941	Avq.	97%	100%	100%	913
Patio	2003	24	A 100	108	Avq.	97%	100%	100%	105
1/2S AD/GAR.....	2003	840	A 100	51,744	Avq.	97%	100%	100%	50,192
Wood Deck	2008	816	A 100	10,968	Avq.	97%	100%	100%	10,639
2,524 SFLA									
Outbuilding Total									91,843

Acpt Land 37,100 **Accepted Bldg** 304,400 **Total** 341,500

Oakland
 Name: ROBINSON, ANDREW S.

Valuation Report

07/15/2016

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Map/Lot:

002-042-10

Account: 3988 Card: 1 of 1

Location: 226 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	08/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B6265P061

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.60	Acres-Rear Land 1-10	2,000.00	3,200	100%		3,200
Total Acres 2.60					Land Total	27,200

Acpt Land	27,200	Accepted Bldg	0	Total	27,200
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Oakland
 Name: BUMFORD, SCOTT M.

Valuation Report

07/15/2016

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Map/Lot: 002-042-11

Account: 4424 Card: 1 of 1

Location: 220 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B12224P328
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 02/12/2016
 Sale Price 343,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00			Land Total			34,000

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,284 Sqft	Grade B 110	Base	207,851
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	567 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,177
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,909
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,531
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	239,930			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	94%	100%	218,768				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2007	702	B 110	50,852	Avq.	97%	100%	100%	49,326
Wood Deck	2007	168	B 110	1,987	Avq.	97%	100%	100%	1,927
Encl Frame Porch	2007	30	B 110	1,380	Avq.	97%	100%	100%	1,339
TWO STORY FRAME	2007	36	B 110	3,938	Avq.	97%	94%	100%	3,591
Wood Deck	2007	120	B 110	1,420	Avq.	97%	100%	100%	1,377
2,640 SFLA									57,560
Outbuilding Total									57,560
Acpt Land		34,000		Accepted Bldg		276,300		Total	310,300

Oakland
 Name: ROBINSON, ANDREW S.

Valuation Report

07/15/2016

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Account: 4487 Card: 1 of 1

Map/Lot: 002-042-12
 Location: SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B9325P015
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	04/19/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	4,000	50%	Access	12,000
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960
Total Acres 1.48					Land Total	12,960

Acpt Land 13,000 **Accepted Bldg** 0 **Total** 13,000

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/20/2004
Sale Price 124,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8131P171
Reference 2 B10792P033
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.23	Acres-Frontage 1	5,000.00	1,150	100%	Excess Frt	1,150
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.23			Land Total			33,150

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,280 Sqft	Grade C 100	Base	137,435
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	256 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,984
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,519
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Good	Typical	152,138			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	96%	100%			
Value(Rcnld)						119,763			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1960	336	C 100	2,822	Avq.	74%	100%	100%	2,088
Frame Shed	1960	140	D 100	784	Avq.	74%	100%	100%	580
Frame Shed	1960	140	D 100	784	Avq.	74%	100%	100%	580
2,240 SFLA						Outbuilding Total			3,248
Acpt Land		33,200		Accepted Bldg		123,000		Total	156,200

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/21/2015
Sale Price 269,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12191P141 JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.22	Acres-Frontage 1	5,000.00	1,100	100%		1,100
1.07	Acres-Rear Land 1-10	2,000.00	2,140	100%		2,140
Total Acres 2.29					Land Total	33,240

Dwelling Description

Replacement Cost New

Ranch	One Story	1,830 Sqft	Grade B 100	Base	169,021
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1464 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,496
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,772
Rooms	9	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	9,677
Attic	Floor & Stairs			Attic	6,559
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	215,288
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	204,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	168	B 100	13,247	Avq.	97%	98%	100%	12,593
Open Frame Porch	1999	120	B 100	2,330	Avq.	97%	100%	100%	2,260
1.50 ST GARAGE..	1999	1025	B 100	23,878	Avq.	97%	100%	100%	23,162
Open Frame Porch	1999	36	B 100	825	Avq.	97%	100%	100%	800
Frame Shed	2001	256	C 100	1,792	Avq.	97%	100%	100%	1,738
Wood Deck	2001	468	B 100	5,032	Avq.	97%	100%	100%	4,881
Frame Garage	2013	640	B 110	12,615	Avq.	97%	100%	100%	12,237
1,998 SFLA									
Outbuilding Total									57,671

Acpt Land

33,200

Accepted Bldg

262,300

Total

295,500

Valuation Report

Account: 2773 Card: 1 of 1

Location: 14 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/03/2009
Sale Price: 112,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B10173P040
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.75	Acres-Rear Land 1-10	2,000.00	3,500	100%		3,500
Total Acres 2.75			Land Total			33,500

Dwelling Description

Replacement Cost New

Conventional	One Story	853 Sqft	Grade C 100	Base	71,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-8,359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	2006	GOOD	GOOD	Average	Typical	66,026			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	64,045		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2004	462	C 100	28,459	Avq.	97%	100%	100%	27,605
Open Frame Porch	2006	72	C 100	1,148	Avq.	97%	100%	100%	1,114
1,315 SFLA							Outbuilding Total		28,719

Acpt Land 33,500 **Accepted Bldg** 92,800 **Total** 126,300

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2356P162

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 4.10			Land Total			40,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	714 Sqft	Grade B 100	Base	115,707
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,942
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	125,563
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	99% 100%	110,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	144	B 100	2,759	Avq.	89%	100%	100%	2,456
Open Frame Porch	1985	70	B 100	1,434	Avq.	89%	100%	100%	1,276
1.5 Story/BSMT	1985	378	B 100	37,324	Avq.	89%	99%	100%	32,886
Frame Garage	1985	672	C 100	9,408	Avq.	89%	100%	100%	8,373
Frame Shed	1985	132	C 100	924	Avq.	89%	100%	100%	822
Wood Deck	1985	264	C 100	2,218	Avq.	89%	100%	100%	1,974
Wood Deck	2004	250	C 100	2,100	Avq.	97%	100%	100%	2,037
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,817 SFLA									
Outbuilding Total									53,219

Acpt Land

40,300

Accepted Bldg

163,900

Total

204,200

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/12/2009
 Sale Price 105,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10111P020
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 2.60					Land Total	36,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	272 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,046
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,760
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	94,118
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		73%	90% 100%	61,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1958	440	C 100	6,160	Avq.	73%	100%	100%	4,497
Frame Garage	1970	448	C 100	6,272	Good	86%	100%	100%	5,394
Frame Shed	1970	246	C 100	1,722	Good	86%	100%	100%	1,481
1,120 SFLA									
Outbuilding Total									11,372

Acpt Land 36,200 **Accepted Bldg** 73,200 **Total** 109,400

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/2000
Sale Price 74,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6894P219
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	30,000.00	21,633	100%		21,633
Total Acres 0.52						21,633

Dwelling Description

Replacement Cost New

Conventional	One Story	998 Sqft	Grade C 95	Base	76,757
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,336
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	16,598
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1936	1970	TYPICAL	TYPICAL	Average	Typical	95,691
Functional Obsolescence						Value(Rcnld)
None						62,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1936	432	C 95	25,281	Avq.	65%	100%	100%	16,433
Frame Shed	1936	128	C 95	851	Avq.	65%	100%	100%	553
Encl Frame Porch	1936	192	C 95	5,240	Avq.	65%	100%	100%	3,406
Frame Garage	1936	504	C 100	7,056	Avq.	65%	100%	100%	4,586
1 ST BARN.....	2001	336	C 100	5,645	Avq.	97%	75%	100%	4,107
1,430 SFLA									29,085

Acpt Land 21,600 **Accepted Bldg** 91,300 **Total** 112,900

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/30/2010
 Sale Price 118,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10487P187
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	30,000.00	22,249 100%		22,249
Total Acres 0.55				Land Total	22,249

Dwelling Description

Replacement Cost New

Ranch	One Story	820 Sqft	Grade C 110	Base	76,815
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,471
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,223
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	16,478
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	86,045
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	81,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1995	120	C 110	924	Avq.	95%	100%	100%	878
Wood Deck	2006	40	B 100	430	Avq.	97%	100%	100%	417
Wood Deck	2006	132	B 100	1,420	Avq.	97%	100%	100%	1,377
Frame Shed	2008	80	C 100	560	Avq.	97%	100%	100%	543
820 SFLA									
Outbuilding Total									3,215

Acpt Land 22,200 **Accepted Bldg** 85,000 **Total** 107,200

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	06/13/2007
Sale Price	106,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B9386P236

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
6.25	Acres-Frontage 1	5,000.00	31,250	63%	Excess Frt	19,688	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
28.35	REAR2-Rear 21+	500.00	14,175	100%		14,175	
Total Acres 55.60						Land Total	89,863

Dwelling Description

Replacement Cost New

Conventional	One Story	3,306 Sqft	Grade A 110	Base	392,426
Exterior	ALUM/VINYL	Masonry Trim	500Sqft	Trim	3,696
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-28,511
Fin. Basement Area	820 Sqft, Grade A	Basement Gar	None	Fin Bsmt	20,205
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	21,668
Rooms	9	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	10,349
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,696
Insulation	Heavy			Insulation	4,073
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Excellent	Typical	427,602
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		99%	90% 100%	380,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
3/4S AD/GAR.....	2008	600	A 110	54,331	Exc.	99%	100%	100%	53,788
Open Frame Porch	2008	144	A 110	3,794	Exc.	99%	100%	100%	3,756
ONE STORY FRAME	2008	208	A 110	18,963	Exc.	99%	90%	100%	16,896
Frame Garage	2008	336	A 110	8,280	Exc.	99%	100%	100%	8,197
Frame Shed	2012	168	A 100	1,882	Avq.	97%	100%	100%	1,826
3,514 SFLA									
Outbuilding Total									84,463

Acpt Land	89,900	Accepted Bldg	465,500	Total	555,400
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Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2905P340

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
4.17	Acres-Frontage 1	5,000.00	20,850	69%	Excess Frt	14,387	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
0.93	REAR2-Rear 21+	500.00	465	100%		465	
Total Acres 26.10						Land Total	70,852

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade D 100	Base	67,543
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-3,326
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,210
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	OLD TYPE	Old Type	Fair	Typical	57,765
Functional Obsolescence						Value(Rcnld)
None						28,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	252	D 100	10,443	Fair	50%	100%	100%	5,222
Frame Shed	1900	288	D 100	1,613	Fair	50%	100%	100%	806
Open Frame Porch	1900	84	D 100	1,053	Fair	50%	100%	100%	526
2.00 ST BARN....	1995	480	C 100	10,752	Avq.	95%	50%	100%	5,107
Frame Shed	1900			----- S O U N D V A L U E -----					200
Unfinished Attic	1900	252	D 100	564	Fair	50%	100%	100%	282
Outbuilding Total									12,143

Acpt Land

70,900

Accepted Bldg

41,000

Total

111,900

Oakland
 Name: JENNEY, LAWRENCE

Valuation Report

07/15/2016

Page 94

Map/Lot:

003-007-01-1

Account: 4152 Card: 1 of 1

Location:

90 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/27/2003
 Sale Price: 30,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B7423P120

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 25 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.79	Acres-Rear Land 1-10	2,000.00	3,580	100%		3,580
Total Acres 2.79					Land Total	33,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,772 Sqft	Grade B 100	Base	164,448
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,589
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	172,187			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	840	B 100	15,053	Avq.	97%	100%	100%	14,601
1,772 SFLA						Outbuilding Total			14,601

Acpt Land

33,600

Accepted Bldg

180,000

Total

213,600

Oakland
 Name: MATHIEU, ROBERT R.

Valuation Report

07/15/2016

Page 95

Map/Lot:

003-007-02

Account: 3689 Card: 1 of 1

Location:

40 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1996
 Sale Price 8,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5182P104

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			30,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SKYLINE AMBER B.	1992	14X76	B 100	30,580	Avg.	55%	100%	100%	16,819
Frame Shed	1992	80	C 100	560	Avg.	93%	100%	100%	521
Wood Deck	1996	120	C 100	1,008	Avg.	95%	100%	100%	958
Frame Garage	2013	400	D 100	4,480	Avg.	97%	100%	100%	4,346
1,064 SFLA						Outbuilding Total			22,644

Acpt Land	30,000	Accepted Bldg	22,600	Total	52,600
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Valuation Report

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/09/2004
 Sale Price 34,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8196P154
 Reference 2 B10872P127 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
9.90	Acres-Rear Land 1-10	2,000.00	19,800	100%		19,800
Total Acres 10.90			Land Total			49,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,808 Sqft	Grade C 110	Base	143,762
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,900
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,620
Attic	Floor & Stairs			Attic	5,569
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	161,161			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	99%	100%	154,763				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2005	144	C 110	4,589	Avq.	97%	75%	100%	3,338
Frame Garage	2005	768	C 110	11,827	Avq.	97%	100%	100%	11,472
Wood Deck	2005	64	C 110	591	Avq.	97%	100%	100%	573
1,808 SFLA						Outbuilding Total			15,383

Acpt Land 49,800 **Accepted Bldg** 170,100 **Total** 219,900

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

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Map/Lot:

003-007-03-01

Account: 3185 Card: 1 of 1

Location:

34 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Below Street
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	09/12/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11512P233

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%		24,000
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15					Land Total	24,300

Acpt Land	24,300	Accepted Bldg	0	Total	24,300
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Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

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Map/Lot: 003-007-03-02

Account: 3186 Card: 1 of 1

Location: 32 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/29/2005
 Sale Price 24,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8634P231

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 1.11			Land Total			30,220

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,200 Sqft	Grade B 110	Base	131,282
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1200 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,827
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,163
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	152,003			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)				
None	None	97%	100%	100%	147,443				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1SFr Overhang	2006	42	B 110	3,063	Avq.	97%	100%	100%	2,971
Wood Deck	2006	120	B 110	1,420	Avq.	97%	100%	100%	1,377
1,242 SFLA						Outbuilding Total			4,348

Acpt Land 30,200 **Accepted Bldg** 151,800 **Total** 182,000

Account: 3187 Card: 1 of 1

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
Topography: Below Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/30/2005
Sale Price: 24,900
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B8623P183
Reference 2: QC B11729P278
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.17	Acres-Rear Land 1-10	2,000.00	340	100%		340
Total Acres 1.17						30,340

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base	141,211
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,034
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,430
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	150,901
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	146,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	784	B 100	14,049	Avq.	97%	100%	100%	13,628
Encl Frame Porch	2005	30	B 100	1,254	Avq.	97%	100%	100%	1,216
Wood Deck	2006	80	B 100	860	Avq.	97%	100%	100%	834
Wood Deck	2006	312	B 100	3,354	Avq.	97%	100%	100%	3,253
Frame Shed	2008	140	B 100	1,254	Avq.	97%	100%	100%	1,216
Wood Deck	2011	195	B 100	2,097	Avq.	97%	100%	100%	2,034
Outbuilding Total									22,181

Acpt Land 30,300 **Accepted Bldg** 168,600 **Total** 198,900

Valuation Report

Account: 3188 Card: 1 of 1

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/28/2011
Sale Price: 244,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B10656P52
Reference 2:
Tran/Land/Bldg: 2 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580
Total Acres 1.29			Land Total			30,580

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	158,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,182
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,756
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	169,419
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	97% 100%	159,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1/2S AD/GAR.....	2005	840	B 100	41,395	Avq.	97%	100%	100%	40,153
1.5 Story/BSMT	2005	112	B 100	11,059	Avq.	97%	97%	100%	10,405
Wood Deck	2005	71	B 100	763	Avq.	97%	100%	100%	740
Open Frame Porch	2005	320	B 100	5,914	Avq.	97%	100%	100%	5,737
Wood Deck	2005	268	B 100	2,881	Avq.	97%	100%	100%	2,795
Outbuilding Total									59,830

Acpt Land 30,600 **Accepted Bldg** 219,200 **Total** 249,800

Valuation Report

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/15/2004
Sale Price 24,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8167P139

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.04	Acres-Frontage 1	5,000.00	200	100%		200
0.65	Acres-Rear Land 1-10	2,000.00	1,300	100%		1,300
Total Acres 1.69			Land Total			31,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	109,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,588
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	118,898			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	115,331			
Outbuildings/Additions/Improvements				Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2005	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Frame Shed	2006	192	B 100	1,721	Avq.	97%	100%	100%	1,669
Wood Deck	2007	384	B 100	4,129	Avq.	97%	100%	100%	4,005
1,456 SFLA						Outbuilding Total			6,926

Acpt Land

31,500

Accepted Bldg

122,300

Total

153,800

Oakland
 Name: MCKENNEY, PETER A.

Valuation Report

07/15/2016

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Map/Lot:

003-007-03-06

Account: 3190 Card: 1 of 1

Location:

534 WEBB ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/10/2005
 Sale Price 24,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8271P129

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15					Land Total	24,300

Acpt Land 24,300 **Accepted Bldg** 0 **Total** 24,300

Oakland
 Name: MCKENNEY, PETER A.

Valuation Report

07/15/2016

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Map/Lot: 003-007-03-07

Account: 3191 Card: 1 of 1

Location: 5 MCKENNEY LANE

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Paved

Sale Data
 Sale Date 11/09/2004
 Sale Price 24,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8196P151

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01			Land Total			30,020

Dwelling Description

Replacement Cost New

Ranch	One Story	1,594 Sqft	Grade B 90	Base	135,372
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,525
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,871
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	GOOD	GOOD	Average	Typical	143,768			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	139,455			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2010	70	B 90	2,419	Avq.	97%	10%	100%	235
Frame Garage	2010	576	B 90	9,290	Avq.	97%	100%	100%	9,011
1,594 SFLA						Outbuilding Total			9,246

Acpt Land 30,000 **Accepted Bldg** 148,700 **Total** 178,700

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/30/2015
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12121P211 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.45	Acres-Rear Land 1-10	2,000.00	900	100%		900
Total Acres 1.45			Land Total			30,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,770 Sqft	Grade B 110	Base	180,720
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-26,168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,141
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	166,607
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	159,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2007	780	B 110	15,375	Avq.	97%	100%	100%	14,914
Open Frame Porch	2011	110	B 110	2,366	Avq.	97%	100%	100%	2,295
1.50 ST GARAGE..	2011	728	B 110	18,655	Avq.	97%	100%	100%	18,095
Patio	2011	240	B 110	946	Avq.	97%	100%	100%	918
1,770 SFLA									
Outbuilding Total									36,222

Acpt Land 30,900 **Accepted Bldg** 196,200 **Total** 227,100

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/17/2008
 Sale Price 32,250
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B9857P315

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.21	Acres-Rear Land 1-10	2,000.00	420	100%		420
Total Acres 1.21			Land Total			30,420

Dwelling Description

Replacement Cost New

Conventional	One Story	1,753 Sqft	Grade B 110	Base	179,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-25,916
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,082
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,728
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	GOOD	GOOD	Average	Typical	165,870
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	99% 100%	159,285

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2009	314	B 110	6,387	Avq.	97%	100%	100%	6,195
Open Frame Porch	2009	8	B 110	354	Avq.	97%	100%	100%	343
Wood Deck	2009	320	B 100	3,441	Avq.	97%	100%	100%	3,338
Frame Garage	2009	484	B 110	9,540	Avq.	97%	100%	100%	9,254
1.50 ST GARAGE..	2010	832	B 110	21,321	Avq.	97%	100%	100%	20,681
Carport/Canopy	2010	90	B 110	799	Avq.	97%	100%	100%	775
Jacuzzi #	2010	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2015								1,000
1,753 SFLA				----- S O U N D V A L U E -----					1,000
Outbuilding Total									44,981

Acpt Land	30,400	Accepted Bldg	204,300	Total	234,700
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Valuation Report

Account: 4365 Card: 1 of 1

Location: 13 FAIRWAY DRIVE

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/31/2011
 Sale Price 350,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10874P156 JT
 Reference 2 B11652P106 DV
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.79	Acres-Rear Land 1-10	2,000.00	7,580	100%		7,580
1.09	Acres-Wasteland	50.00	55	100%		55
Total Acres 5.88			Land Total			37,635

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story OTHER 1 OTHER Units-0	1,376 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	219,820 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,548
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,712
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	237,994			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	92% 100%	212,386			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2008	266	B 110	23,071	Avq.	97%	92%	100%	20,589
Open Frame Porch	2008	90	B 110	1,971	Avq.	97%	100%	100%	1,912
Frame Garage	2008	796	B 110	15,691	Avq.	97%	100%	100%	15,220
1.50 ST GARAGE..	2008	784	B 110	20,091	Avq.	97%	100%	100%	19,488
Encl Frame Porch	2009	256	B 110	10,290	Avq.	97%	100%	100%	9,981
Wood Deck	2009	240	B 100	2,580	Avq.	97%	100%	100%	2,503
3,018 SFLA									69,693
Acpt Land		37,600	Accepted Bldg		282,100	Total			319,700

Oakland
 Name: MICHAUD, CHRISTOPHER PATRICK

Valuation Report

07/15/2016

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Map/Lot:

003-007-04-6

Account: 4366 Card: 1 of 1

Location:

14 FAIRWAY DRIVE

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/09/2011
Sale Price	26,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12281P45

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
Total Acres 1.80					Land Total	25,600

Acpt Land	25,600	Accepted Bldg	0	Total	25,600
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Valuation Report

Map/Lot:

003-007-04-7

Account: 3987 Card: 1 of 1

Location:

15 FAIRWAY DRIVE

Neighborhood 7 WEBB ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 06/15/2006
Sale Price: 110,000
Sale Type: Land Only
Financing: Conventional
Verified: Buyer
Validity: Other Non Valid

Reference 1: B8946P56
Reference 2: B10985P088JT
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.38	Acres-Rear Land 1-10	2,000.00	2,760	100%		2,760
1.09	Acres-Wasteland	50.00	55	100%		55
Total Acres 3.47			Land Total			32,815

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,344 Sqft	Grade B 110	Base	215,657
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,326
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,649
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	237,094			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	93%	100%			
Value(Rcnld)						213,882			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Garage	2012	1254	B 110	24,718	Avq.	97%	100%	100%	23,976
Open Frame Porch	2012	480	B 110	9,659	Avq.	97%	100%	100%	9,369
Wood Deck	2012	36	B 110	426	Avq.	97%	100%	100%	413
Wood Deck	2012	32	B 110	379	Avq.	97%	100%	100%	368
2,688 SFLA						Outbuilding Total		34,126	

Acpt Land 32,800 **Accepted Bldg** 248,000 **Total** 280,800

Valuation Report

Map/Lot:

003-007-05

Account: 4103 Card: 1 of 1

Location:

492 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	11/02/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B12154P174
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Frontage 1	5,000.00	2,500	100%		2,500
9.04	Acres-Rear Land 1-10	2,000.00	18,080	100%		18,080
Total Acres 10.54			Land Total			50,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,500 Sqft	Grade B 100	Base	143,002
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,731
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,344
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	154,991			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	150,341				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	120	B 100	2,330	Avq.	97%	100%	100%	2,260
Frame Garage	2003	672	B 100	12,043	Avq.	97%	100%	100%	11,682
Wood Deck	2004	300	B 100	3,226	Avq.	97%	100%	100%	3,129
Frame Garage	2012	336	B 100	6,021	Avq.	97%	100%	100%	5,840
Frame Shed	2015	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1,500 SFLA				Outbuilding Total					23,954

Acpt Land 50,600 **Accepted Bldg** 174,300 **Total** 224,900

Oakland
 Name: CORMIER, KENNETH S.

Valuation Report

07/15/2016

Page 110

Map/Lot:

003-007-06

Account: 4119 Card: 1 of 1

Location:

82 COTTLE ROAD

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8933P262
 Reference 2 B11733P68
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	05/26/2006
Sale Price	52,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	80%	Vacancy	0
1.00	Acres-Homesite	5,000.00	2,500	75%	Vacancy	37,800
0.55	Acres-Frontage 1	10,500.00	5,775	100%	Excess Frt	5,775
0.69	Acres-Rear Land 1-10	4,200.00	2,898	100%		2,898
Total Acres 2.24					Land Total	46,473

Acpt Land	46,500	Accepted Bldg	0	Total	46,500
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Oakland
 Name: MORISETTE, MARK

Valuation Report

07/15/2016

Page 111

Map/Lot:

003-007-07

Account: 4120 Card: 1 of 1

Location:

MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8855P275

Reference 2
 Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Sale Data	
Sale Date	03/31/2006
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	80%	Vacancy	0
1.00	Acres-Homesite	5,000.00	2,500	75%	Vacancy	37,800
1.29	Acres-Wasteland	105.00	135	100%		135
0.30	Acres-Rear Land 1-10	4,200.00	1,260	100%		1,260
Total Acres 2.59					Land Total	39,195

Acpt Land	39,200	Accepted Bldg	0	Total	39,200
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Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/09/2003
Sale Price 39,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7627P113

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000
0.44	Acres-Frontage 1	10,500.00	4,620	100%		4,620
1.51	Acres-Rear Land 1-10	4,200.00	6,342	100%		6,342
Total Acres 2.95			Land Total			73,962

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	2,140 Sqft	Grade A 100	Base	314,380
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	12,655
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,595
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	338,694			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	97%	68%	100%	223,403				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	296	A 100	6,854	Avq.	97%	100%	100%	6,648
1.50 ST GARAGE..	2003	672	A 100	19,569	Avq.	97%	100%	100%	18,982
1 Story/BASEMENT	2003	96	A 100	9,461	Avq.	97%	91%	100%	8,351
Open Frame Porch	2003	456	A 100	10,438	Avq.	97%	100%	100%	10,125
3,306 SFLA						Outbuilding Total			44,106
Acpt Land		74,000	Accepted Bldg		267,500	Total		341,500	

Oakland
 Name: LEONARD, RICK C.

Valuation Report

07/15/2016

Page 113

Map/Lot:

003-007-09

Account: 4122 Card: 1 of 1

Location:

34 MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7490P078
 Reference 2 B8856P065
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 07/01/2003
 Sale Price 39,500
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Renovations

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000
0.78	Acres-Frontage 1	10,500.00	8,190	100%		8,190
3.56	Acres-Rear Land 1-10	4,200.00	14,952	100%		14,952
Total Acres 5.34						Land Total 86,142

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	988 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	192,434 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	326 Sqft, Grade A	Basement Gar	None	Fin Bsmt	7,302
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,790
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,213
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	222,507			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	97%	100%	209,357				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2003	1026	A 100	29,877	Avq.	97%	100%	100%	28,981
1 Story/BASEMENT	2003	168	A 100	16,558	Avq.	97%	97%	100%	15,579
ONE STORY FRAME	2003	10	A 100	829	Avq.	97%	97%	100%	780
Open Frame Porch	2003	363	A 100	8,355	Avq.	97%	100%	100%	8,104
Wood Deck	2007	384	A 100	5,160	Avq.	97%	100%	100%	5,005
2,154 SFLA									Outbuilding Total 58,449
Acpt Land		86,100		Accepted Bldg		267,800		Total	353,900

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B8634P236

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000	
0.43	Acres-Frontage 1	10,500.00	4,515	100%	Excess Frt	4,515	
4.04	Acres-Rear Land 1-10	4,200.00	16,968	100%		16,968	
Total Acres 5.47						Land Total	84,483

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	1,988 Sqft	Grade A 100	Base	294,904
Exterior	OTHER	Masonry Trim	320Sqft	Trim	2,150
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,756
Rooms	11	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	3		
Baths	4	Half Baths	1	Plumbing	18,816
Attic	Floor & Stairs			Attic	8,906
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,340
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	339,872
Functional Obsolescence						Value(Rcnd)
None						286,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Open Frame Porch	2006	256	A 100	5,958	Avq.	97%	100%	100%	5,779	
3/4S AD/GAR.....	2006	1296	A 100	106,687	Avq.	97%	100%	100%	103,486	
ONE STORY FRAME	2006	1728	A 100	143,217	Avq.	97%	87%	100%	120,860	
1 Story/BASEMENT	2006	390	A 100	38,438	Avq.	97%	87%	100%	32,438	
ONE STORY FRAME	2006	112	A 100	9,282	Avq.	97%	87%	100%	7,833	
Natatorium	2006	1625	A 100	127,400	Avq.	97%	100%	100%	123,578	
Jacuzzi #	2006	1	B 100	4,480	Avq.	97%	50%	100%	2,173	
Wood Deck	2007	342	A 100	4,596	Avq.	97%	100%	100%	4,458	
CAMP GYM.....	2007	2888	A 100	99,277	Avq.	97%	100%	100%	96,299	
Open Frame Porch	2007				----	S O U N D	V A L U E	----	3,000	
5,212 SFLA									Outbuilding Total	499,904

Acpt Land

84,500

Accepted Bldg

786,700

Total

871,200

Oakland
 Name: BINETTE, DAVID

Valuation Report

07/15/2016

Page 115

Map/Lot:

003-007-11

Account: 4124 Card: 2 of 2

Location:

48 MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8634P236
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2011	868	B 100	15,554	Ava.	97%	100%	100%	15,087
5,212 SFLA									
						Outbuilding Total			15,087
Accpt Land		0		Accepted Bldg		15,100	Total		15,100

Oakland
Name: BINETTE, DAVID

Valuation Report

07/15/2016

Page 116

Map/Lot:

003-007-11

Account: 4124

Location:

48 MULBERRY LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	84,500	786,700	871,200	84,500	786,700	871,200
2	0	15,100	15,100	0	15,100	15,100
TOTAL	84,500	801,800	886,300	84,500	801,800	886,300

Valuation Report

Map/Lot:

003-007-12

Account: 4125 Card: 1 of 1

Location:

43 MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 05/25/2010
Sale Price: 42,000
Sale Type: Land Only
Financing: Conventional
Verified: Buyer
Validity: Arms Length Sale

Reference 1: B10594P326
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000
0.97	Acres-Rear Land 1-10	4,200.00	4,074	100%		4,074
Total Acres 1.97			Land Total			67,074

Dwelling Description

Replacement Cost New

Ranch	One & 3/4 Story	2,174 Sqft	Grade A 100	Base	343,254
Exterior	ALUM/VINYL	Masonry Trim	650Sqft	Trim	4,368
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-36,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	14,997
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	4,260
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	341,780
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		97%	76% 100%	251,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2010	240	A 100	10,976	Avq.	97%	100%	100%	10,647
Frame Garage	2010	576	A 100	12,902	Avq.	97%	100%	100%	12,515
Patio	2011	528	B 100	1,893	Avq.	97%	100%	100%	1,836
Swimming Pool	2011	800	B 100	8,960	Avq.	97%	100%	100%	8,691
3,804 SFLA									33,689
Outbuilding Total									33,689

Acpt Land 67,100 **Accepted Bldg** 285,600 **Total** 352,700

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 118

Map/Lot:

003-007-13

Account: 4126 Card: 1 of 1

Location:

27 MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B11221P049
 Reference 2

Sale Data
 Sale Date 10/31/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	80%	Vacancy	0
1.00	Acres-Homesite	4,200.00	4,074	75%	Vacancy	37,800
1.83	Acres-Rear Land 1-10	4,200.00	7,686	100%		7,686
Total Acres 2.83					Land Total	45,486

Acpt Land 45,500 **Accepted Bldg** 0 **Total** 45,500

Valuation Report

Map/Lot:

003-007-14

Account: 4127 Card: 1 of 1

Location:

9 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/09/2015
Sale Price 335,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11928P238
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000
0.46	Acres-Frontage 1	10,500.00	4,830	100%		4,830
0.27	Acres-Rear Land 1-10	4,200.00	1,134	100%		1,134
Total Acres 1.73						Land Total 68,964

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,440 Sqft	Grade A 90	Base	233,332
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,219
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	2	Plumbing	10,886
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,903
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	257,340
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
OTHER.....		None		97%	72% 100%	179,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	544	A 90	48,255	Avq.	97%	72%	100%	33,701
Open Frame Porch	2006	488	A 90	10,039	Avq.	97%	80%	100%	7,790
Open Frame Porch	2006	400	A 90	8,266	Avq.	97%	80%	100%	6,414
1/2S AD/GAR.....	2006	672	A 90	37,255	Avq.	97%	80%	100%	28,910
1/2S AD/GAR.....	2006	448	A 90	24,837	Avq.	97%	80%	100%	19,274
ONE STORY FRAME	2006	416	A 90	31,030	Avq.	97%	72%	100%	21,671
Frame Garage	2006	560	A 90	11,290	Avq.	97%	80%	100%	8,761
Jacuzzi #	2006	1	C 100	3,500	Avq.	97%	100%	100%	3,395
3,840 SFLA									Outbuilding Total 129,916

Acpt Land 69,000 Accepted Bldg 309,600 Total 378,600

Oakland
 Name: CLAVETTE, JOSEPH R.

Valuation Report

07/15/2016

Page 120

Map/Lot:

003-007-15

Account: 4128 Card: 1 of 1

Location:

19 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9450P250
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Sale Data
 Sale Date 06/18/2007
 Sale Price 58,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000
0.20	Acres-Frontage 1	10,500.00	2,100	100%	Excess Frt	2,100
0.55	Acres-Rear Land 1-10	4,200.00	2,310	100%		2,310
Total Acres 1.75			Land Total			67,410

Dwelling Description

Replacement Cost New

Conventional	One Story	1,748 Sqft	Grade A 100	Base	203,195
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	10,415
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,958
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	220,944
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	212,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	576	A 100	12,902	Avq.	97%	100%	100%	12,515
Open Frame Porch	2008	89	A 100	2,218	Avq.	97%	100%	100%	2,151
Wood Deck	2008	120	A 100	1,613	Avq.	97%	100%	100%	1,565
1,748 SFLA									
Outbuilding Total									16,231

Acpt Land

67,400

Accepted Bldg

228,400

Total

295,800

Oakland
Name: VIOLETTE, JUDE

Valuation Report

07/15/2016

Page 121

Map/Lot:

003-007-16

Account: 4129 Card: 1 of 1

Location:

25 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 05/13/2010
Sale Price: 44,000
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B10761P216

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000
1.78	Acres-Rear Land 1-10	4,200.00	7,476	100%		7,476
0.44	Acres-Wasteland	105.00	46	100%		46
Total Acres 3.22			Land Total			70,522

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,264 Sqft	Grade A 100	Base	233,238
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,966
Rooms	8	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,032
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,831
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	None	None	Average	Typical	242,003	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		97%	46%	100%	107,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	2016	16	A 100	1,326	Avq.	97%	46%	100%	592
Open Frame Porch	2016	320	A 100	7,392	Avq.	97%	49%	100%	3,513
3/4S AD/GAR.....	2016	840	A 100	69,149	Avq.	97%	49%	100%	32,867
Outbuilding Total									36,972

Acpt Land

70,500

Accepted Bldg

145,000

Total

215,500

Oakland
 Name: TABONE, LOUISE E.

Valuation Report

07/15/2016

Page 122

Map/Lot: 003-007-17

Account: 4130 Card: 1 of 1

Location: 20 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 05/12/2005
 Sale Price: 56,000
 Sale Type: Land Only
 Financing: Unknown
 Verified
 Validity: Arms Length Sale

Reference 1: B8411P171
 Reference 2: B11813P205 JT
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	100%		63,000
0.20	Acres-Frontage 1	10,500.00	2,100	100%	Excess Frt	2,100
0.38	Acres-Rear Land 1-10	4,200.00	1,596	100%		1,596
Total Acres 1.58			Land Total			66,696

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story CLAPBOARD 1 OTHER Units-0	1,655 Sqft Masonry Trim Roof Cover	Grade A 110 None Asphalt Shingles	Base Trim Roof	217,700 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,177
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	8,870
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,696
Insulation	Heavy			Insulation	2,039
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	239,482
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	95% 100%	220,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2005	24	A 110	2,603	Avq.	97%	95%	100%	2,399
1 Story/BASEMENT	2005	8	A 110	867	Avq.	97%	95%	100%	799
Encl Frame Porch	2005	30	A 110	1,725	Avq.	97%	100%	100%	1,673
Open Frame Porch	2005	244	A 110	6,258	Avq.	97%	100%	100%	6,070
1 Story/BASEMENT	2005	20	A 110	2,169	Avq.	97%	95%	100%	1,999
1 Story/BASEMENT	2005	96	A 110	10,408	Avq.	97%	95%	100%	9,591
Open Frame Porch	2005	376	A 110	9,512	Avq.	97%	100%	100%	9,227
1S AD/GAR.....	2005	672	A 110	87,759	Avq.	97%	95%	100%	80,870
2,475 SFLA	Outbuilding Total								112,628

Acpt Land 66,700 **Accepted Bldg** 333,300 **Total** 400,000

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 123

Map/Lot:

003-007-18

Account: 4131 Card: 1 of 1

Location:

6 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7107P071
 Reference 2 B10642P228
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	63,000.00	63,000	80%	Vacancy	0
1.00	Acres-Homesite	10,500.00	2,100	75%	Vacancy	37,800
0.56	Acres-Rear Land 1-10	4,200.00	2,352	100%		2,352
Total Acres 1.56					Land Total	40,152
Acpt Land		40,200	Accepted Bldg		0	Total
						40,200

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 124

Map/Lot:

003-007-19

Account: 4132 Card: 1 of 1

Location:

MULBERRY LANE (OFF)

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7107P071

Reference 2 B10642P228

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite	63,000.00	63,000	80%	Vacancy	0	
1.00	Acres-Homesite	10,500.00	2,100	75%	Vacancy	37,800	
10.00	Acres-Rear Land 1-10	4,200.00	42,000	75%	Vacancy	31,500	
10.00	Acres-Rear Land 11-20	1,260.00	12,600	75%	Vacancy	9,450	
6.34	REAR2-Rear 21+	1,050.00	6,657	75%	Vacancy	4,993	
1.28	Acres-Wasteland	105.00	134	100%		134	
Total Acres 28.62					Land Total	83,877	
Acpt Land		83,900	Accepted Bldg		0	Total	83,900

Oakland
 Name: LAFRANCE, DANIEL P.

Valuation Report

07/15/2016

Page 125

Map/Lot:

003-007-19-1

Account: 3516 Card: 1 of 1

Location:

66 MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/07/2014
 Sale Price 46,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B11764P066

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	63,000.00	63,000	80%	Vacancy	50,400
0.13	Acres-Frontage 1	10,500.00	1,365	100%		1,365
3.80	Acres-Rear Land 1-10	4,200.00	15,960	100%		15,960
Total Acres 4.93					Land Total	67,725

Acpt Land 67,700 **Accepted Bldg** 0 **Total** 67,700

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 126

Map/Lot:

003-007-20

Account: 4525 Card: 1 of 1

Location:

57 MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7107P071
 Reference 2 B10642P228
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	63,000.00	63,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	10,500.00	1,365	75%	Vacancy	37,800	
0.30	Acres-Frontage 1	10,500.00	3,150	100%	Excess Frt	3,150	
0.16	Acres-Rear Land 1-10	4,200.00	672	100%		672	
Total Acres 1.46					Land Total	41,622	
Acpt Land		41,600	Accepted Bldg		0	Total	41,600

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 127

Map/Lot:

003-007-21

Account: 4526 Card: 1 of 1

Location:

65 MULBERRY LANE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7107P071
 Reference 2 B10642P228
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	63,000.00	63,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	10,500.00	1,365	75%	Vacancy	37,800	
0.17	Acres-Frontage 1	10,500.00	1,785	100%	Excess Frt	1,785	
0.28	Acres-Rear Land 1-10	4,200.00	1,176	100%		1,176	
Total Acres 1.45					Land Total	40,761	
Acpt Land		40,800	Accepted Bldg		0	Total	40,800

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 128

Map/Lot:

003-007-22

Account: 4527 Card: 1 of 1

Location:

31 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7107P071
 Reference 2 B10642P228
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	63,000.00	63,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	10,500.00	1,365	75%	Vacancy	37,800	
0.39	Acres-Frontage 2	10,500.00	4,095	100%	Excess Frt	4,095	
0.06	Acres-Rear Land 1-10	4,200.00	252	100%		252	
Total Acres 1.45			Land Total			42,147	
Acpt Land		42,100	Accepted Bldg		0	Total	42,100

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 129

Map/Lot:

003-007-23

Account: 4528 Card: 1 of 1

Location:

35 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7101P071
 Reference 2 B10642P228
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	63,000.00	63,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	10,500.00	1,365	75%	Vacancy	37,800	
0.16	Acres-Frontage 1	10,500.00	1,680	100%	Excess Frt	1,680	
0.34	Acres-Rear Land 1-10	4,200.00	1,428	100%		1,428	
Total Acres 1.50					Land Total	40,908	
Acpt Land		40,900	Accepted Bldg		0	Total	40,900

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 130

Map/Lot:

003-007-24

Account: 4529 Card: 1 of 1

Location:

39 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B7101P071

Reference 2 B10642P228

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	63,000.00	63,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	10,500.00	1,365	75%	Vacancy	37,800	
0.11	Acres-Rear Land 1-10	4,200.00	462	100%		462	
Total Acres 1.11					Land Total	38,262	
Accpt Land		38,300	Accepted Bldg		0	Total	
						38,300	

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

Page 131

Map/Lot:

003-007-25

Account: 4590 Card: 1 of 1

Location:

43 SYCAMORE DRIVE

Neighborhood 79 FOX RIDGE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B10642P228 B7107P71

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	63,000.00	63,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	10,500.00	1,365	75%		37,800
2.91	Acres-Rear Land 1-10	4,200.00	12,222	100%		12,222
Total Acres 3.91					Land Total	50,022
Acpt Land		50,000	Accepted Bldg		0	Total
						50,000

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

Page 132

Map/Lot:

003-008

Account: 3136 Card: 1 of 1

Location:

COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0934P481
 Reference 2 LEWIS CEMETERY
 Tran/Land/Bldg 1 4 23
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	600.00	600	100%		600
Total Acres 15.00			Land Total			55,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Frame Garage	1999	400	C 100	5,600	Avq.	97%	100%	100%		5,432
							Outbuilding Total			5,432
Accpt Land		55,600	Accepted Bldg		5,400	Total				61,000

Oakland
 Name: ESTABROOK, DARRYL

Valuation Report

07/15/2016

Page 133

Map/Lot:

003-009-01

Account: 2885 Card: 1 of 1

Location:

467 TRAFTON ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1996
 Sale Price: 57,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B3295P321

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.20	Acres-Frontage 1	5,000.00	1,000	100%		1,000
Total Acres 1.20			Land Total			31,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	816 Sqft	Grade D 100	Base	55,668
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,513
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	11,939
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-914
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	OLD TYPE	Old Type	Fair	Typical	61,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						Value(Rcnld)
						30,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	128	D 100	1,546	Fair	50%	100%	100%	773
Frame Shed	1900	612	D 100	3,427	Fair	50%	50%	100%	857
Frame Shed	1900	480	D 100	2,688	Avq-	60%	50%	100%	806
816 SFLA									
								Outbuilding Total	2,436

Acpt Land

31,000

Accepted Bldg

33,200

Total

64,200

Oakland
 Name: PHILBRICK, DELWIN

Valuation Report

07/15/2016

Page 134

Map/Lot:

003-009-01-1

Location:

CANDACE ROAD

Account: 3710 Card: 1 of 1

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	10/29/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9892P170

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	30,000.00	26,495	80%	Vacancy	0
0.78	Acres-Homesite (Fract)	5,000.00	1,000	20%	Size/Shape	4,239
Total Acres 0.78					Land Total	4,239

Acpt Land	4,200	Accepted Bldg	0	Total	4,200
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Oakland
 Name: BROWN, JAMES J.

Valuation Report

07/15/2016

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Map/Lot:

003-009-02

Account: 4041 Card: 1 of 1

Location:

431 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Sale Data	
Sale Date	08/31/2004
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B8105P038

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.33	Acres-Frontage 1	5,000.00	1,650	100%		1,650
7.17	Acres-Rear Land 1-10	2,000.00	14,340	100%		14,340
Total Acres 8.50					Land Total	45,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MH SLAB.....	2001	980	C 100	3,430	Avg.	97%	100%	100%	3,327
Frame Shed	2001	96	B 100	860	Avg.	97%	100%	100%	834
						Outbuilding Total			4,161

Acpt Land	46,000	Accepted Bldg	4,200	Total	50,200
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Valuation Report

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	05/30/2008
Sale Price	96,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B9755P195 B11725P11
 Reference 2: B11589P028 JT
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.75	Acres-Homesite (Fract)	30,000.00	25,981	100%		25,981	
1.05	Acres-Rear Land 1-10	2,000.00	2,100	14%		294	
Total Acres 1.80						Land Total	26,275

Dwelling Description

Replacement Cost New

Ranch	One Story	1,288 Sqft	Grade C 100	Base	98,661
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,524
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	GOOD	GOOD	Average	Typical	87,657	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		97%	100% 100%	85,027	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
1.50 ST GARAGE..	2010	1040	B 100	24,228	Avq.	23,501	
Wood Deck	2012	144	B 100	1,548	Avq.	1,502	
1,288 SFLA						Outbuilding Total	25,003

Acpt Land 26,300 **Accepted Bldg** 110,000 **Total** 136,300

Oakland
 Name: ALLEY, KAREN M.

Valuation Report

07/15/2016

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Map/Lot:

003-009-04

Account: 4203 Card: 1 of 1

Location:

441 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/03/2006
 Sale Price: 127,200
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9095P088
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	30,000.00	27,000 100%		27,000
Total Acres 0.81				Land Total	27,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,792 Sqft	Grade C 100	Base	129,707
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,816
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	113,411
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	108,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	60	C 100	504	Avq.	97%	100%	100%	489
Frame Garage	2006	864	B 100	15,483	Avq.	97%	100%	100%	15,019
Frame Shed	2009	96	C 100	672	Avq.	97%	100%	100%	652
Encl Frame Porch	2010	180	C 100	5,180	Avq.	97%	100%	100%	5,025
Open Frame Porch	2010	40	C 100	700	Avq.	97%	100%	100%	679
1,792 SFLA									21,864

Outbuilding Total 21,864

Acpt Land	27,000	Accepted Bldg	130,800	Total	157,800
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Valuation Report

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	12/24/2015
Sale Price	11,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1: B12194P21

Reference 2:

Tran/Land/Bldg: 2 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	30,000.00	26,325	100%		26,325
1.05	Acres-Rear Land 1-10	2,000.00	2,100	14%		294
Total Acres 1.82			Land Total			26,619

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade C 100	Base	105,806
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,459
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	111,785
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value(Rcld)
						108,431

Acpt Land	26,600	Accepted Bldg	108,400	Total	135,000
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Valuation Report

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	08/23/2004
Sale Price	32,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B8112P188
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	30,000.00	28,618 100%		28,618
1.05	Acres-Rear Land 1-10	2,000.00	2,100 14%		294
Total Acres 1.96			Land Total		28,912

Dwelling Description

Replacement Cost New

Ranch	One Story	1,792 Sqft	Grade D 100	Base	103,766
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	93,753
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	90,031	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2004	576	B 100	11,871	Avq.	97%	100%	100%	11,515
Wood Deck	2006	240	B 100	2,580	Avq.	97%	100%	100%	2,503
Wood Deck	2012	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Frame Shed	2012	240	B 100	2,150	Avq.	97%	100%	100%	2,086
1,792 SFLA									18,107

Acpt Land	28,900	Accepted Bldg	108,100	Total	137,000
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Oakland
 Name: SHOREY, NICHOLAS D.

Valuation Report

07/15/2016

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Map/Lot:

003-009-07

Account: 4206 Card: 1 of 1

Location:

12 MORGAN DRIVE

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Private

Sale Data
 Sale Date 03/09/2007
 Sale Price 32,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9306P158

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	30,000.00	25,456	100%		25,456
1.05	Acres-Rear Land 1-10	2,000.00	2,100	14%		294
Total Acres 1.77			Land Total			25,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,728 Sqft	Grade C 90	Base	113,188
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,330
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,890
Insulation	Full	SFLA	1,728	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	GOOD	GOOD	Average	Typical	101,016	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		97%	99%	100%	97,006

Acpt Land

25,800

Accepted Bldg

97,000

Total

122,800

Valuation Report

Account: 4207 Card: 1 of 1

Location: 11 MORGAN DRIVE

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	05/24/2005
Sale Price	32,000
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1: B8440P067

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	30,000.00	25,981	100%		25,981
1.05	Acres-Rear Land 1-10	2,000.00	2,100	14%		294
Total Acres 1.80			Land Total			26,275

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade C 100	Base	105,806
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,459
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	113,465
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value(Rcld)
						110,061

Acpt Land 26,300 **Accepted Bldg** 110,100 **Total** 136,400

Valuation Report

Map/Lot:

003-009-09

Account: 4208 Card: 1 of 1

Location:

20 MORGAN DRIVE

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 01/04/2006
 Sale Price: 45,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8755P254

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	30,000.00	25,100	100%		25,100
1.05	Acres-Rear Land 1-10	2,000.00	2,100	14%		294
Total Acres 1.75			Land Total			25,394

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade D 100	Base	95,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	86,722
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	84,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	896	B 100	16,057	Avq.	97%	100%	100%	15,575
Jacuzzi #	2006	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Garage	2008	240	B 100	4,301	Avq.	97%	100%	100%	4,172
Frame Garage	2011	264	B 100	4,731	Avq.	97%	100%	100%	4,589
Frame Shed	2012	192	B 100	1,721	Avq.	97%	100%	100%	1,669
Wood Deck	2011	736	B 100	7,913	Avq.	97%	100%	100%	7,676
1,620 SFLA									
Outbuilding Total									37,076

Acpt Land

25,400

Accepted Bldg

121,200

Total

146,600

Oakland
 Name: DAIGLE, SUSAN E.

Valuation Report

07/15/2016

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Map/Lot:

003-009-10

Account: 4209 Card: 1 of 1

Location:

17 MORGAN DRIVE

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 01/29/2010
 Sale Price: 118,750
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10334P293
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	30,000.00	27,495	100%		27,495
1.05	Acres-Rear Land 1-10	2,000.00	2,100	14%		294
Total Acres 1.89			Land Total			27,789

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade D 110	Base	87,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,975
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	78,237
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value(Rcld)
						75,890

Acpt Land 27,800 **Accepted Bldg** 75,900 **Total** 103,700

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/07/2002
 Sale Price: 30,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7190P081

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 27 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.00	Acres-Frontage 1	5,000.00	15,000	81%	Excess Frt	12,150
8.80	Acres-Rear Land 1-10	2,000.00	17,600	100%		17,600
Total Acres 12.80			Land Total			59,750

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,232 Sqft	Grade A 100	Base	228,507
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,714
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	5		
Baths	2	Half Baths	1	Plumbing	13,440
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	251,661
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	93% 100%	227,023
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 Story/BASEMENT	2003	384	A 100	37,848	Avq.	34,143
1.25 ST GARAGE..	2003	768	A 100	19,783	Avq.	19,190
Wood Deck	2009	1024	B 100	11,010	Avq.	10,680
Frame Shed	2009	80	C 100	560	Avq.	543
2,848 SFLA						64,556
Outbuilding Total						64,556
Acpt Land		59,800	Accepted Bldg		291,600	Total
						351,400

Valuation Report

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8626P175
 Reference 2 B8659P244
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	07/01/1995
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.52	Acres-Rear Land 1-10	2,000.00	7,040	100%		7,040
Total Acres 4.52			Land Total			37,040

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 110	Base		120,063
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	714 Sqft, Grade C	Basement Gar	None	Fin Bsmt		10,996
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,516
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,696
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	139,271
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	99% 100%	130,984

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1995	576	C 110	8,870	Avq.	95%	100%	100%	8,426
ONE STORY FRAME	1995	96	C 110	5,470	Avq.	95%	99%	100%	5,144
Wood Deck	1995	56	C 110	518	Avq.	95%	100%	100%	492
Wood Deck	1997	144	C 100	1,210	Avq.	96%	100%	100%	1,162
Frame Garage	1997	1107	B 100	19,838	Avq.	96%	100%	100%	19,044
Carport/Canopy	1997	246	B 100	1,984	Avq.	96%	75%	100%	1,429
Open Frame Porch	1999	192	D 100	2,262	Avq.	97%	100%	100%	2,194
1,762 SFLA									37,891

Acpt Land	37,000	Accepted Bldg	168,900	Total	205,900
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Valuation Report

Map/Lot:

003-010-2

Account: 4046 Card: 1 of 1

Location:

93 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	05/06/2005
Sale Price	38,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B8402P068
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.57	Acres-Rear Land 1-10	2,000.00	5,140	100%		5,140
Total Acres 3.57			Land Total			35,140

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	2,577 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	250,713 0 0
Foundation	Concrete Slab	Basement	None	Basement	-38,098
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,940
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,540
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	230,009			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	94%	100%	209,722				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	576	B 110	11,354	Avq.	97%	100%	100%	11,013
Frame Garage	2015	384	C 100	5,376	Avq.	97%	100%	100%	5,215
Patio	2006	189	D 100	423	Avq.	97%	100%	100%	410
2,577 SFLA									16,638
Outbuilding Total									16,638

Acpt Land 35,100 **Accepted Bldg** 226,400 **Total** 261,500

Valuation Report

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	07/03/2002
Sale Price	23,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B6972P260
 Reference 2: DV FM-06-93
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000	
Total Acres 3.00						Land Total	34,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	768 Sqft	Grade B 110	Base	131,339
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,663
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,325
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	137,327			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	85% 100%	113,226			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	936	B 100	16,773	Avq.	97%	100%	100%	16,270
Open Frame Porch	2006	96	B 110	2,090	Avq.	97%	100%	100%	2,027
1 Story/BASEMENT	2006	240	B 110	20,817	Avq.	97%	100%	100%	20,192
Encl Frame Porch	2006	72	B 110	3,035	Avq.	97%	100%	100%	2,944
Open Frame Porch	2006	140	B 100	2,688	Avq.	97%	100%	100%	2,607
1,584 SFLA									
Outbuilding Total									44,040

Acpt Land	34,000	Accepted Bldg	157,300	Total	191,300
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Valuation Report

Map/Lot:

003-010-2-2

Account: 4084 Card: 1 of 1

Location:

87 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/02/2003
 Sale Price: 23,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7257P302

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.51	Acres-Rear Land 1-10	2,000.00	7,020	100%		7,020
Total Acres 4.51			Land Total			37,020

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,120 Sqft	Grade A 100	Base	211,949
Exterior	ALUM/VINYL	Masonry Trim	800Sqft	Trim	5,376
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,831
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	240,268
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	94%	100%	219,076	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Bay Window	2003	20	A 100	1,658	Avq.	97%	94%	100%	1,512
Encl Frame Porch	2003	30	A 100	1,568	Avq.	97%	100%	100%	1,521
Open Frame Porch	2003	160	A 100	3,808	Avq.	97%	100%	100%	3,694
1 Story/BASEMENT	2003	360	A 100	35,482	Avq.	97%	94%	100%	32,353
1.50 ST GARAGE..	2003	784	A 100	22,830	Avq.	97%	100%	100%	22,145
Wood Deck	2006	290	B 100	3,118	Avq.	97%	100%	100%	3,024
Swimming Pool	2007	648	B 100	8,960	Avq.	97%	100%	100%	8,691
Open Frame Porch	2010			----- S O U N D V A L U E -----					1,000
Frame Garage	2010	576	B 100	10,322	Avq.	97%	100%	100%	10,012
2,620 SFLA				Outbuilding Total					83,952

Acpt Land

37,000

Accepted Bldg

303,000

Total

340,000

Oakland
 Name: SIROIS, RONALD

Valuation Report

07/15/2016

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Map/Lot:

003-010-3

Account: 4259 Card: 1 of 1

Location:

MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	12/08/2004
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B8233P282

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.72	Acres-Frontage 1	5,000.00	3,600	100%	Excess Frt	3,600
0.83	Acres-Rear Land 1-10	2,000.00	1,660	100%		1,660
Total Acres 2.55					Land Total	29,260

Acpt Land	29,300	Accepted Bldg	0	Total	29,300
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Oakland
 Name: JOHNSTON, BECKY R.

Valuation Report

07/15/2016

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Map/Lot:

003-011

Account: 2337 Card: 1 of 1

Location:

COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/01/1999
Sale Price	97,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B5951P273

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
5.62	Acres-Rear Land 1-10	2,000.00	11,240	100%		11,240	
Total Acres 5.62				Land Total		11,240	
Acpt Land		11,200	Accepted Bldg		0	Total	11,200

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4633P173
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.01	Acres-Rear Land 1-10	2,000.00	2,020	100%		2,020
Total Acres 2.01			Land Total			32,020

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	800 Sqft	Grade C 100	Base	68,600
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,971
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	78,971
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	92%	100%	100%	72,653	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1990	26	C 100	1,347	Avq.	92%	100%	100%	1,239
ONE STORY FRAME	1990	40	C 100	2,072	Avq.	92%	100%	100%	1,906
2S Frame Garage	1990	784	C 100	16,464	Avq.	92%	100%	100%	15,147
Frame Shed	1990	96	C 100	672	Good	94%	0%	100%	0
Frame Shed	1970	200	D 100	1,120	Good	86%	100%	100%	963
Wood Deck	2000	144	C 100	1,210	Avq.	97%	100%	100%	1,174
866 SFLA									20,429

Acpt Land

32,000

Accepted Bldg

93,100

Total

125,100

Valuation Report

Map/Lot:

003-011-2

Account: 2416 Card: 1 of 1

Location:

45 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
Topography: LevelAbove Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/01/1995
Sale Price: 39,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B8618P229

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.74	Acres-Rear Land 1-10	2,000.00	1,480	100%		1,480
Total Acres 1.74			Land Total			31,480

Dwelling Description

Replacement Cost New

Cape Cod	One Story	560 Sqft	Grade D 100	Base	43,053
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,882
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,254
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-314
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1871	1970	TYPICAL	TYPICAL	Fair	Typical	42,111				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
COND/DES/UTIL...		None		50%	90%	100%	18,950			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1871	255	D 100	10,567	Fair	50%	90%	100%	4,756	
Open Frame Porch	1871	119	D 100	1,445	Fair	50%	90%	100%	650	
Frame Shed	1970	160	D 100	896	Fair	71%	100%	100%	636	
ONE STORY FRAME	1996	112	D 100	4,641	Fair	93%	75%	100%	3,237	
Frame Garage	1999	576	D 100	6,451	Avg.	97%	90%	100%	5,631	
927 SFLA									Outbuilding Total	14,910
Acpt Land		31,500		Accepted Bldg		33,900		Total		65,400

Valuation Report

Account: 826 Card: 1 of 1

Map/Lot: 003-012
 Location: 55 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B11262P320
 Reference 2: B9586P036
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.21	Acres-Rear Land 1-10	2,000.00	420	100%		420
Total Acres 1.21						Land Total 30,420

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,352 Sqft	Grade C 110	Base		112,864
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry None	Basement		-14,575
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,664
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,696
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	105,649			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	102,480		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1975	504	C 100	10,584	Avq.	83%	100%	100%	8,785
Frame Shed	1975	72	C 100	504	Avq.	83%	100%	100%	418
ONE STORY FRAME	2008	192	C 110	10,940	Avq.	97%	100%	100%	10,612
Open Frame Porch	2008	72	C 110	1,263	Avq.	97%	100%	100%	1,225
Frame Garage	2008	780	C 110	12,012	Avq.	97%	100%	100%	11,652
1,544 SFLA									Outbuilding Total 32,692

Acpt Land 30,400 **Accepted Bldg** 135,200 **Total** 165,600

Valuation Report

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/1999
 Sale Price: 97,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B5951P273
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50			Land Total			31,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 105	Base	99,972
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,470
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	882
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	102,324
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	91,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	308	C 105	4,675	Avq.	89%	100%	100%	4,161
Encl Frame Porch	1985	81	C 105	2,528	Avq.	89%	100%	100%	2,250
Frame Garage	1985	672	C 105	9,878	Avq.	89%	100%	100%	8,791
Frame Shed	1985	240	D 100	1,344	Avq.	89%	100%	100%	1,196
Carport/Canopy	1998	208	D 100	1,049	Avq.	89%	100%	100%	934
Wood Deck	1998	108	D 100	725	Avq.	89%	100%	100%	645
Frame Garage	1999	600	D 100	6,720	Avq.	97%	100%	100%	6,518
1,232 SFLA									24,495

Acpt Land	31,000	Accepted Bldg	115,600	Total	146,600
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Oakland
 Name: PENNEY, JACQUELINE M.

Valuation Report

07/15/2016

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Map/Lot:

003-014

Account: 1799 Card: 1 of 1

Location:

35 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2103P345

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 37 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 1.16					Land Total	30,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1977	14X66	B 100	27,280	Avg.	55%	100%	100%	15,004
Wood Deck	1977	140	C 100	1,176	Same	55%	100%	100%	647
Wood Deck	1977	64	C 100	538	Same	55%	100%	100%	296
Frame Shed	1977	160	D 100	896	Avg.	84%	100%	100%	753
MH SLAB.....	1977	784	C 100	2,744	Avg.	84%	100%	100%	2,305
924 SFLA									19,005

Acpt Land	30,300	Accepted Bldg	19,000	Total	49,300
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Valuation Report

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/29/2006
 Sale Price: 150,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9048P194
 Reference 2: B9142P308
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	30,000.00	24,739	100%		24,739
Total Acres 0.68						24,739

Dwelling Description

Replacement Cost New

Ranch	One Story	1,042 Sqft	Grade B 110	Base	117,578
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,615
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,027
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	113,320
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						109,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1972	570	C 100	7,980	Avq.	81%	100%	100%	6,464
Open Frame Porch	2005	125	B 110	2,661	Avq.	97%	100%	100%	2,581
1,042 SFLA						Outbuilding Total			9,045

Acpt Land 24,700 **Accepted Bldg** 119,000 **Total** 143,700

Oakland
 Name: PARLIN, TERRY G.

Valuation Report

07/15/2016

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Map/Lot:

003-016

Account: 588 Card: 1 of 1

Location:

19 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities
 Street Paved

Sale Data	
Sale Date	08/05/2015
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12060P239 JT

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
Total Acres 4.20					Land Total	33,400

Acpt Land	33,400	Accepted Bldg	0	Total	33,400
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Oakland
 Name: MCKENNEY, PETER A.

Valuation Report

07/15/2016

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Map/Lot: 003-017

Account: 1528 Card: 1 of 1

Location: 564 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1960P57

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000	
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600	
Total Acres 2.30						Land Total	35,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,304 Sqft	Grade C 100	Base	101,639
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,213
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	106,952
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	86,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1971	484	C 100	6,776	Avq.	81%	100%	100%	5,489	
2 STORY SHED....	1971	320	C 100	3,360	Avq.	81%	100%	100%	2,722	
Frame Shed	1971			----- S O U N D V A L U E -----					200	
1,304 SFLA									Outbuilding Total	8,411

Acpt Land 35,600 **Accepted Bldg** 95,000 **Total** 130,600

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1453P596
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
1.60	Acres-Rear Land 1-10	2,000.00	3,200	100%		3,200
Total Acres 4.60			Land Total			41,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,388 Sqft	Grade C 100	Base	104,821
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,420
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	Floor & Stairs			Attic	3,886
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1969	0	TYPICAL	TYPICAL	Below Average	Typical	112,967	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		76%	100%	100%	85,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1969	576	C 100	8,064	Avq-	76%	100%	100%	6,129
Wood Deck	1969	168	C 100	1,411	Avq-	76%	100%	100%	1,072
Open Frame Porch	1969	12	C 100	308	Avq-	76%	100%	100%	234
1,388 SFLA									
Outbuilding Total									7,435

Acpt Land	41,300	Accepted Bldg	93,300	Total	134,600
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Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3112P238
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000	
3.00	Sites-Mobile Home Site	7,000.00	21,000	100%		21,000	
Total Acres 3.50						Land Total	60,100

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,046 Sqft	Grade C 110	Base	152,013
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,670
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	162,303
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	96% 100%	133,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	224	C 110	12,764	Avq.	86%	96%	100%	10,538
Encl Frame Porch	1985	132	C 110	4,220	Avq.	86%	100%	100%	3,629
Wood Deck	1985	592	C 110	5,470	Avq.	86%	100%	100%	4,704
Wood Deck	1985	240	C 110	2,218	Avq.	86%	100%	100%	1,907
Frame Shed	1985	192	C 100	1,344	Avq.	89%	100%	100%	1,196
2 STORY GARAGE	1992	784	C 100	16,464	Avq.	86%	100%	100%	14,159
2,316 SFLA									
Outbuilding Total									36,133

Acpt Land	60,100	Accepted Bldg	170,100	Total	230,200
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Account: 263 Card: 2 of 4

Map/Lot: 003-020
 Location: 40 MIDDLE ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade D 100	Base	76,169
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,349
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total				
Built	Renovated	Kitchens	Baths	Condition	Layout						
2002	0	GOOD	GOOD	Average	Typical		67,836				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
None		None		97%	100%	100%	65,801				
Outbuildings/Additions/Improvements							Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Wood Deck	2002	24	C 100	202	Avg.	97%	100%	100%	196		
Frame Shed	2002								200		
1,232 SFLA									396		
Acpt Land							0	Accepted Bldg	66,200	Total	66,200

----- SOUND VALUE -----

Oakland
 Name: WHITAKER, JOHNETTE E., TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

003-020

Account: 263 Card: 3 of 4

Location:

602 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3112P238

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1978	12X66	D 100	15.452	Ava.	55%	100%	100%	8,499	
MH ADDITION ..	1978	36	D 100	1.492	Same	55%	100%	100%	821	
Wood Deck	1996	266	D 100	1.788	Ava.	95%	100%	100%	1,699	
ONE STORY FRAME	1993	292	D 100	12.100	Ava.	94%	100%	100%	11,374	
Frame Shed	1999	192	D 100	1.075	Ava.	97%	100%	100%	1,043	
2,316 SFLA										
Outbuilding Total									23,436	
Acpt Land			0	Accepted Bldg			23,400	Total		23,400

Oakland
 Name: WHITAKER, JOHNETTE E., TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

003-020

Account: 263 Card: 4 of 4

Location:

610 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3112P238

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1992	14X56	B 100	23,980	Ava.	55%	100%	100%	13,189
3,100 SFLA									
						Outbuilding Total			13,189
Acpt Land			0	Accepted Bldg		13,200	Total		13,200

Oakland
Name: WHITAKER, JOHNETTE E., TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

003-020

Account: 263

Location:

610 WEBB ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	60,100	170,100	230,200	60,100	170,100	230,200
2	0	66,200	66,200	0	66,200	66,200
3	0	23,400	23,400	0	23,400	23,400
4	0	13,200	13,200	0	13,200	13,200
TOTAL	60,100	272,900	333,000	60,100	272,900	333,000

Oakland
 Name: RACKLEFF, NICK V.

Valuation Report

07/15/2016

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Map/Lot:

003-020-1

Account: 3836 Card: 1 of 1

Location:

598 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5829P112

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	784 Sqft	Grade C 100	Base	101,422
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,864
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	98,734
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	96%	100%	100%	94,785	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1999	50	C 100	420	Avq.	97%	100%	100%	407
Frame Shed	1999	24	C 100	168	Avq.	97%	100%	100%	163
Frame Shed	1999	120	D 100	672	Avq.	97%	100%	100%	652
Frame Garage	2000	900	C 100	12,600	Avq.	97%	100%	100%	12,222
Open Frame Porch	2005	224	B 100	4,193	Avq.	97%	100%	100%	4,067
Wood Deck	2005	240	B 100	2,580	Avq.	97%	100%	100%	2,503
1,568 SFLA									20,014
Outbuilding Total									20,014

Acpt Land

30,600

Accepted Bldg

114,800 **Total**

145,400

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2963P97
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 12 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.62	Acres-Rear Land 11-20	600.00	4,572	100%		4,572
Total Acres 20.62			Land Total			62,672

Dwelling Description

Replacement Cost New

Ranch	One Story	1,676 Sqft	Grade C 105	Base	128,690
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,336
Rooms	4	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	TYPICAL	GOOD	Average	Typical	138,318	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	123,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1986	572	C 105	8,408	Avq.	89%	100%	100%	7,483
Frame Shed	2004	64	D 100	358	Avq.	97%	100%	100%	347
1,676 SFLA									
Outbuilding Total									7,830

Acpt Land	62,700	Accepted Bldg	130,900	Total	193,600
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Valuation Report

Account: 2838 Card: 1 of 1

Map/Lot:
 Location:

003-022
 88 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4369P125
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
8.68	Acres-Rear Land 1-10	2,000.00	17,360	100%		17,360
Total Acres 9.68			Land Total			47,360

Dwelling Description

Replacement Cost New

Garrison	One & 3/4 Story	792 Sqft	Grade C 100	Base	97,257
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,415
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1970	TYPICAL	TYPICAL	Below Average	Typical	97,346			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		None		60%	81%	100%	47,310		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 Story/BSMT	1900	320	C 100	26,342	Avq-	60%	90%	100%	14,225
Open Frame Porch	1900	155	C 100	2,310	Avq-	60%	90%	100%	1,247
1.75 ST SHED....	1900	240	C 100	2,352	Avq-	60%	90%	100%	1,270
1,946 SFLA				Outbuilding Total					16,742

Acpt Land 47,400 **Accepted Bldg** 64,100 **Total** 111,500

Valuation Report

Account: 2730 Card: 1 of 1

Map/Lot: 003-022-1
Location: 80 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2960P47
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000 100%		30,000	
Total Acres 1.00			Land Total		30,000	

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,120 Sqft	Grade D 110	Base	77,715	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete Slab	Basement	None	Basement	-10,349	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing	2,957	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1986	0	TYPICAL	TYPICAL	Average		Typical			70,323
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		89%	100%	100%		62,587	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1986	160	D 110	4,066	Avq.	89%	100%	100%	3,619
Open Frame Porch	1986	40	D 110	616	Avq.	89%	100%	100%	548
Frame Shed	1986	96	C 100	672	Avq.	89%	100%	100%	598
Frame Garage	1986	720	C 100	10,080	Avq.	89%	100%	100%	8,971
1,120 SFLA									13,736
Acpt Land			30,000	Accepted Bldg		76,300	Total		106,300

Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/26/2013
 Sale Price: 160,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11463P318
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920 100%		24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 105	Base	94,984
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,167
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,764
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1999	GOOD	GOOD	Average	Typical	99,915
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	82,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	840	D 100	9,408	Fair	63%	100%	100%	5,927
Encl Frame Porch	1975	36	C 105	1,205	Avq.	83%	100%	100%	1,000
1.50 ST GARAGE..	1999	702	C 100	12,776	Avq.	97%	100%	100%	12,393
Encl Frame Porch	1999	96	C 105	2,969	Avq.	97%	100%	100%	2,880
Frame Shed	2009	168	C 100	1,176	Avq.	97%	90%	100%	1,027
1,224 SFLA									23,227
Outbuilding Total									23,227

Acpt Land 24,900 **Accepted Bldg** 106,200 **Total** 131,100

Account: 905 Card: 1 of 1

Map/Lot: 003-024
 Location: 100 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1722P224
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	30,000.00	20,347 100%		20,347	
Total Acres 0.46			Land Total		20,347	

Dwelling Description				Replacement Cost New		
Ranch	One Story	912 Sqft	Grade C 100	Base	75,499	
Exterior	COMPOSITION	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247	
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Average	Typical	77,746			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		82%	100%	100%	63,752		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	216	C 100	1,814	Avq.	96%	100%	100%	1,741
Wood Deck	1973	20	C 100	168	Avq.	82%	100%	100%	138
Frame Shed	2003	120	B 100	1,075	Avq.	97%	100%	100%	1,043
912 SFLA									
Outbuilding Total							2,922		

Acpt Land 20,300 **Accepted Bldg** 66,700 **Total** 87,000

Oakland
 Name: STILL, MICHELLE M.

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Map/Lot: 003-025

Account: 891 Card: 1 of 1

Location: 104 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/25/2007
 Sale Price: 117,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9363P235
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	30,000.00	21,000	100%		21,000
Total Acres 0.49						21,000

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	144 Sqft, Grade D	Basement Gar	None	Fin Bsmt		1,613
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,365
Rooms	5	HEARTHS	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Above Average	Typical	82,434			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	97%	100%	67,967		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2009	144	C 100	1,008	Avg.	97%	100%	100%	978
960 SFLA						Outbuilding Total			978

Acpt Land 21,000 **Accepted Bldg** 68,900 **Total** 89,900

Valuation Report

Account: 516 Card: 1 of 1

Location: 12 DENISE AVENUE

Neighborhood 4 DENISE AVENUE...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6688P181
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 11/01/2001
 Sale Price 76,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	30,000.00	26,833	100%		26,833
Total Acres 0.80						26,833

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	66,273			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1976	64	D 100	358	Avq+	86%	100%	100%	308
Wood Deck	1976	24	C 100	202	Avq.	82%	100%	100%	166
960 SFLA						Outbuilding Total			474
Acpt Land		26,800	Accepted Bldg		66,700	Total		93,500	

Oakland
 Name: DOYON, RICHARD

Valuation Report

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Map/Lot: 003-027

Account: 2828 Card: 1 of 1

Location: 16 DENISE AVENUE

Neighborhood 4 DENISE AVENUE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1820P106
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	30,000.00	26,833 100%		26,833
Total Acres 0.80				Land Total	26,833

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	83,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Value(Rcnld)						69,635			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	160	C 100	1,344	Avq.	83%	100%	100%	1,116
Frame Shed	1983	192	D 100	1,075	Fair	82%	100%	100%	882
Frame Garage	1977	576	C 100	8,064	Avq.	83%	100%	100%	6,693
1,008 SFLA									
Outbuilding Total									8,691

Acpt Land 26,800 **Accepted Bldg** 78,300 **Total** 105,100

Valuation Report

Neighborhood 4 DENISE AVENUE...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7987P301
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 06/11/2004
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.79	Acres-Homesite (Fract)	30,000.00	26.665 100%		26,665
Total Acres 0.79				Land Total	26,665

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	83,897
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	69,635
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1975	172	C 100	1,445	Avg.	1,199
2.00 ST BARN....	1950	950	D 100	17,024	Fair	1,362
Frame Garage	1998	660	C 100	9,240	Avq.	8,870
1,008 SFLA						
Outbuilding Total						11,431

Acpt Land 26,700 **Accepted Bldg** 81,100 **Total** 107,800

Neighborhood 4 DENISE AVENUE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3253P167
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	30,000.00	26,495 100%		26,495
Total Acres 0.78				Land Total	26,495

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	821 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,494
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	90,920
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						77,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1978	32	C 100	1,658	Avq.	85%	100%	100%	1,409
Frame Garage	1978	480	C 100	6,720	Avq.	85%	100%	100%	5,712
Frame Shed	1978			----- S O U N D V A L U E -----					300
Wood Deck	2009	412	B 100	4,430	Avq.	97%	100%	100%	4,297
944 SFLA									
Outbuilding Total									11,718

Acpt Land	26,500	Accepted Bldg	89,000	Total	115,500
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Valuation Report

Neighborhood 4 DENISE AVENUE...

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B7498P315
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 07/07/2003
Sale Price 112,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	30,000.00	27,331 100%		27,331
Total Acres 0.83				Land Total	27,331

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	67,081
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
2 Story/BASEMENT	1996	180	C 105	16,537	Avg.	15,710
Frame Garage	1996	852	C 105	12,524	Avg.	11,898
1,320 SFLA						Outbuilding Total
						27,608

Acpt Land 27,300 **Accepted Bldg** 94,700 **Total** 122,000

Valuation Report

Neighborhood 4 DENISE AVENUE...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1997
 Sale Price 74,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5481P115
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Homesite (Fract)	30,000.00	28,142	100%		28,142
Total Acres 0.88						28,142

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	2002	140	B 100	9,282	Avg.	97%	100%	100%	9,004
Frame Garage	1975	672	C 100	9,408	Avg.	83%	100%	100%	7,809
1,100 SFLA						Outbuilding Total		16,813	

Acpt Land 28,100 **Accepted Bldg** 83,900 **Total** 112,000

Oakland
 Name: MARSHALL, BRUCE A.

Valuation Report

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Map/Lot: 003-032

Account: 1443 Card: 1 of 1

Location: 21 DENISE AVENUE

Neighborhood 4 DENISE AVENUE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/05/2002
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B7132P081
 Reference 2: B2041P282
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 17 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	30,000.00	25,100	100%		25,100
Total Acres 0.70						25,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	81,413
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						67,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	384	C 100	3,226	Avq.	83%	100%	100%	2,678
Frame Shed	1975	96	C 100	672	Avq.	83%	100%	100%	558
1,008 SFLA									3,236

Acpt Land 25,100 **Accepted Bldg** 70,800 **Total** 95,900

Valuation Report

Neighborhood 4 DENISE AVENUE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/01/1996
 Sale Price: 87,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B5097P159
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	30,000.00	25,981 100%		25,981
Total Acres 0.75				Land Total	25,981

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	874 Sqft	Grade C 100	Base	73,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	786 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,004
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,154
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	86,316
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						71,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	388	C 100	3,259	Avg.	83%	100%	100%	2,705
Frame Garage	1975	672	C 100	9,408	Avg.	83%	100%	100%	7,809
Frame Shed	1975	240	D 100	1,344	Avg.	83%	100%	100%	1,116
Frame Shed	1975			----- S O U N D V A L U E -----					100
1SFr Overhang	1975	32	C 100	1,658	Avg.	83%	100%	100%	1,376
906 SFLA									13,106
Outbuilding Total									13,106

Acpt Land	26,000	Accepted Bldg	84,700	Total	110,700
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Neighborhood 4 DENISE AVENUE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/08/2016
 Sale Price: 109,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B12240P317
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	30,000.00	25,100 100%		25,100
Total Acres 0.70				Land Total	25,100

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,600
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	88,941
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	99%	100%
						74,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1992	720	C 100	13,104	Avq+	85%	100%	100%	11,138
1 Story/BASEMENT	1992	96	C 100	5,914	Avq+	85%	99%	100%	4,977
Open Frame Porch	1992	24	C 100	476	Avq+	85%	100%	100%	405
Frame Shed	1975	168	D 100	941	Avq.	83%	100%	100%	781
ONE STORY FRAME	2003	660	C 100	34,188	Avq.	97%	99%	100%	32,830
1,716 SFLA									50,131

Outbuilding Total

Acpt Land

25,100

Accepted Bldg

125,000 **Total**

150,100

Oakland
 Name: BELANGER, ALIDA M.

Valuation Report

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Map/Lot: 003-035

Account: 488 Card: 1 of 1

Location: 9 DENISE AVENUE

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1860P69
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347 100%		20,347
Total Acres 0.46				Land Total	20,347

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 100	Base	87,326
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	87,326
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	95%	100%
						68,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	414	C 100	3,478	Avq.	83%	95%	100%	2,743
2 STORY GARAGE	1975	576	C 100	12,096	Avq.	83%	100%	100%	10,040
Frame Shed	1999	192	C 100	1,344	Avq.	97%	100%	100%	1,304
1,104 SFLA									14,087
Outbuilding Total								14,087	

Accpt Land 20,300 **Accepted Bldg** 82,900 **Total** 103,200

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1733P4
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						20,347

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,096
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	95,437
Functional Obsolescence						Value(Rcnld)
None						78,258

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1975	192	C 100	1,344	Avq.	82%	100%	100%	1,102
Frame Shed	1975	192	D 100	1,075	Avq.	82%	100%	100%	881
Frame Garage	1975	480	C 100	6,720	Avq.	82%	100%	100%	5,510
Frame Garage	1975	768	C 100	10,752	Avq.	82%	90%	100%	7,935
ONE STORY FRAME	1975	140	C 100	7,252	Avq.	82%	100%	100%	5,947
Open Frame Porch	1975	260	C 100	3,780	Avq.	82%	100%	100%	3,100
Carport/Canopy	2005	552	C 100	3,478	Avq.	97%	100%	100%	3,374
Carport/Canopy	2005	678	C 100	4,271	Avq.	97%	100%	100%	4,143
1,100 SFLA									31,992

Acpt Land	20,300	Accepted Bldg	110,300	Total	130,600
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1995
Sale Price 59,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4929P257

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 18 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347 100%		20,347
Total Acres 0.46				Land Total	20,347

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	77,746	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	63,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	128	C 100	1,075	Avq.	82%	100%	100%	881
Frame Shed	1974	96	C 100	672	Avq.	82%	100%	100%	551
Wood Deck	1974	192	C 100	1,613	Avq.	82%	100%	100%	1,323
Frame Garage	2003	672	C 110	10,349	Avq.	97%	100%	100%	10,039
1 Story/BASEMENT	2007	550	C 110	37,268	Avq.	97%	100%	100%	36,150
1,462 SFLA									
Outbuilding Total									48,944

Acpt Land

20,300

Accepted Bldg

112,700

Total

133,000

Oakland
 Name: KETCHEN, BLANCHE R.

Valuation Report

07/15/2016

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Map/Lot:

003-038

Account: 1095 Card: 1 of 2

Location:

126 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1348P053
 Reference 2 LIFE ESTATE B9316P266
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400	
Total Acres 2.70					Land Total	33,400	
Acpt Land		33,400	Accepted Bldg		0	Total	33,400

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1348P053

Reference 2

Tran/Land/Bldg 1 0 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade D 110	Base	95,928
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,453
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
2008	0	GOOD	GOOD	Average	Typical		84,693
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	82,152

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2008								500
Wood Deck	2009	36	C 100	302	Avg-	96%	100%	100%	290
Wood Deck	2009	646	C 110	5,970	Avg.	97%	100%	100%	5,791
Jacuzzi #	2008	1	C 100	3,500	Avg.	97%	100%	100%	3,395
Frame Shed	2015	256	C 110	1,971	Avg.	97%	100%	100%	1,912
1,456 SFLA									
Outbuilding Total									11,888

Acpt Land	0	Accepted Bldg	94,000	Total	94,000
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Oakland
Name: KETCHEN, BLANCHE R.

Valuation Report

07/15/2016

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Map/Lot:

003-038

Account: 1095

Location:

126 MIDDLE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	33,400	0	33,400	33,400	0	33,400
2	0	94,000	94,000	0	94,000	94,000
TOTAL	33,400	94,000	127,400	33,400	94,000	127,400

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/01/1999
 Sale Price: 16,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B5926P126
 Reference 2: B8673P049 B11887P17
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800	
Total Acres 2.40						Land Total	32,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	118,749
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,098
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	125,619
Functional Obsolescence						Value(Rcnld)
None						120,632

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1960	240	D 100	1,344	Avq.	50%	100%	100%	672	
Wood Deck	2000	192	C 100	1,613	Avq.	97%	100%	100%	1,565	
ONE STORY FRAME	2002	210	C 110	11,966	Avq.	97%	99%	100%	11,491	
Open Frame Porch	2002	56	C 110	1,016	Avq.	97%	100%	100%	986	
1.50 ST GARAGE..	2002	840	C 110	16,817	Avq.	97%	100%	100%	16,312	
Frame Shed	2006	192	B 100	1,721	Avq.	97%	100%	100%	1,669	
1,722 SFLA									Outbuilding Total	32,695

Acpt Land	32,800	Accepted Bldg	153,300	Total	186,100
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Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 09/10/2004
Sale Price: 183,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B8118P145
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 63 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
Total Acres 3.10			Land Total			34,200

Dwelling Description

Replacement Cost New

Split Level	One Story	1,146 Sqft	Grade C 110	Base	100,883
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1146 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,648
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,106
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,392
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	GOOD	Good	Typical	129,029
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	112,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	180	C 110	12,197	Good	87%	100%	100%	10,611
Wood Deck	1972	406	C 110	3,752	Good	87%	100%	100%	3,264
1SFr Overhang	1972	46	C 110	2,621	Good	87%	100%	100%	2,280
Encl Frame Porch	1972	100	C 110	3,234	Good	87%	100%	100%	2,814
Frame Garage	1972	672	C 110	10,349	Good	87%	100%	100%	9,004
Frame Shed	1972	260	D 100	1,456	Avq.	81%	100%	100%	1,179
Frame Shed	2004	160	C 100	1,120	Avq.	97%	100%	100%	1,086
1,372 SFLA									30,238

Acpt Land	34,200	Accepted Bldg	142,500	Total	176,700
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Septic System
Street Paved

Reference 1 B2105P270
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	30,000.00	18,493	100%		18,493
Total Acres 0.38				Land Total		18,493

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	320 Sqft	Grade D 105	Base		42,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,117
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	TYPICAL	TYPICAL	Above Average	Typical	44,740	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		73%	97%	100%	31,680

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1950	144	D 105	6,265	Avq+	73%	97%	100%	4,436
ONE STORY FRAME	1950	360	D 105	15,665	Avq+	73%	97%	100%	11,092
Frame Shed	1970	64	C 100	448	Avq.	80%	100%	100%	358
Frame Shed	1970	96	C 100	672	Avq.	80%	100%	100%	538
Unfinished Attic	1950	360	D 105	847	Avq+	73%	97%	100%	599
Wood Deck	1995	120	C 100	1,008	Avq.	95%	100%	100%	958
ONE STORY FRAME	1998	336	C 100	17,405	Avq.	96%	100%	100%	16,709
Open Frame Porch	1998	45	C 100	770	Avq.	96%	100%	100%	739
1,320 SFLA									35,429

Acpt Land	18,500	Accepted Bldg	67,100	Total	85,600
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Valuation Report

Account: 2469 Card: 1 of 1

Location: 127 MIDDLE ROAD

Neighborhood 51	MIDDLE ROAD.....	Sale Data
Tree Growth	1979	Sale Date 06/25/2001
Zoning/Use	RURAL.....	Sale Price 27,200
Topography	Level	Sale Type Land & Buildings
Utilities	DugWell/LakeSeptic System	Financing Unknown
Street	Paved	Verified Public Record
		Validity Related Parties

Reference 1 B6531P059
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00						30,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	864 Sqft	Grade D 100	Base	81,247
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-6,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Good	Typical	74,957
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	76%	97%	100%	55,258	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 ST BARN.....	1940	600	D 100	8,064	Avq-	50%	50%	100%	2,016
Wood Deck	2000	144	C 100	1,210	Avq.	97%	100%	100%	1,174
Frame Shed	2007	128	B 100	1,147	Avq.	97%	100%	100%	1,113
Frame Garage	2007	864	B 100	15,483	Avq.	97%	100%	100%	15,019
Frame Garage	1946								500
1,512 SFLA				----- S O U N D V A L U E -----					500
Outbuilding Total									19,822

Acpt Land	30,000	Accepted Bldg	75,100	Total	105,100
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Oakland
 Name: HARDING, DEAN F.

Valuation Report

07/15/2016

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Map/Lot:

003-042-1

Account: 4042 Card: 1 of 1

Location:

MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6531P61

Reference 2

Tran/Land/Bldg 1 6 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.90	Acres-Frontage 1	5,000.00	4,500	81%	Excess Frt	3,645
21.00	Acres-Mixed Wood	383.00	8,043	100%		8,043
5.00	Acres-Hardwood	239.00	1,195	100%		1,195
Total Acres 27.90			Land Total			36,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1940	120	D 100	672	Avg-	60%	100%	100%	403
Frame Shed	1940	160	D 100	896	Avg-	65%	100%	100%	582
Frame Garage	1970	1296	D 100	14,515	Avg-	50%	100%	100%	7,258
						Outbuilding Total			8,243

Acpt Land	36,900	Accepted Bldg	8,200	Total	45,100
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Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/01/1998
 Sale Price: 24,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified
 Validity: Distressed Sale

Reference 1: B5878P283

Reference 2

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.67	Acres-Rear Land 1-10	2,000.00	1,340	100%		1,340
Total Acres 1.67			Land Total			31,340

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade C 100	Base	99,154
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,193
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	104,867
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	100% 100%	101,721

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1999	180	C 100	11,088	Avq.	97%	100%	100%	10,755
Encl Frame Porch	1999	30	C 100	980	Avq.	97%	100%	100%	951
Frame Garage	1999	720	C 100	10,080	Avq.	97%	100%	100%	9,778
Wood Deck	1999	96	C 100	806	Avq.	97%	100%	100%	782
Wood Deck	2002	292	C 100	2,453	Avq.	97%	100%	100%	2,379
Frame Shed	2008	432	C 100	3,024	Avq.	97%	100%	100%	2,933
1,476 SFLA									
Outbuilding Total									27,578

Acpt Land	31,300	Accepted Bldg	129,300	Total	160,600
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6518P001
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775 100%		28,775
Total Acres 0.92				Land Total	28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,680
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	85,064
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						74,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1995	360	C 100	22,176	Avq.	88%	100%	100%	19,515	
Open Frame Porch	1984	52	C 100	868	Avq.	88%	100%	100%	764	
Frame Garage	1984	780	C 100	10,920	Avq.	88%	100%	100%	9,610	
Wood Deck	2000	96	C 100	806	Avq.	97%	100%	100%	782	
Wood Deck	2009	224	B 100	2,408	Avq.	97%	100%	100%	2,336	
Frame Shed	1984								200	
----- S O U N D V A L U E -----									200	
1,400 SFLA									Outbuilding Total	33,207

Acpt Land

28,800

Accepted Bldg

108,100 **Total**

136,900

Oakland
 Name: DUMONT, SCOTT M.

Valuation Report

07/15/2016

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Map/Lot:

003-043-2

Account: 3346 Card: 1 of 2

Location:

9 KOZY LANE

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B9767P097
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.43			Land Total			30,860

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade C 100	Base	91,073
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	86,537
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2009	400	C 100	3,360	Avq.	97%
1,344 SFLA						100%
Outbuilding Total						3,259
Acpt Land		30,900	Accepted Bldg		87,200	Total
						118,100

Oakland
 Name: DUMONT, SCOTT M.

Valuation Report

07/15/2016

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Account: 3346 Card: 2 of 2

Map/Lot:
 Location:

003-043-2
 11 KOZY LANE

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B9767P097
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,280 Sqft	Grade B 100	Base	125,655
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,203
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,037
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2012	0	GOOD	GOOD	Average	Typical			112,489	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		97%	74%	100%	80,745		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2012	384	B 100	33,099	Ava.	97%	74%	100%	23,758
Open Frame Porch	2013	100	B 100	1,971	Ava.	97%	50%	100%	956
1,856 SFLA									
							Outbuilding Total		24,714
Acpt Land			0	Accepted Bldg		105,500	Total		105,500

Oakland
Name: DUMONT, SCOTT M.

Valuation Report

07/15/2016

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Map/Lot:

003-043-2

Account: 3346

Location:

11 KOZY LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	30,900	87,200	118,100	30,900	87,200	118,100
2	0	105,500	105,500	0	105,500	105,500
TOTAL	30,900	192,700	223,600	30,900	192,700	223,600

Oakland
 Name: GRIVOIS, LEO J.

Valuation Report

07/15/2016

Page 197

Map/Lot:

003-044

Account: 76 Card: 1 of 1

Location:

91 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1151P152+157JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
8.00	REAR2-Rear 21+	500.00	4,000	100%		4,000
Total Acres 30.00						65,000

Land Total

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade D 105	Base	76,215
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,540
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1960	TYPICAL	Old Type	Below Average	Inadeq.	73,675
Functional Obsolescence						Value(Rcnld)
None						40,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	280	D 105	12,183	Avq-	60%	91%	100%	6,652
1 ST BARN.....	1940	540	D 100	7,258	Fair	40%	50%	100%	1,452
Frame Shed	1940	432	D 105	2,540	Avq-	60%	100%	100%	1,524
Frame Shed	1960	336	D 105	1,975	Avq-	40%	50%	100%	395
Frame Garage	1994	780	C 100	10,920	Avq.	94%	100%	100%	10,265
1,720 SFLA	Outbuilding Total								20,288

Acpt Land

65,000

Accepted Bldg

60,500

Total

125,500

Oakland
 Name: SEARS, ARCHIE W. JR. + BONNIE E.

Valuation Report

07/15/2016

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Map/Lot:

003-045

Account: 2839 Card: 1 of 1

Location:

MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3502P151

Reference 2

Tran/Land/Bldg 1 1 2

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	30,000.00	20,347	80%		16,278	
Total Acres 0.46						Land Total	16,278

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.75 ST SHED....	1950	720	D 100	5,645	Fair	50%	50%	100%	1,411
Outbuilding Total									1,411

Acpt Land	16,300	Accepted Bldg	1,400	Total	17,700
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Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2555P214
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 18 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
0.53	Acres-Frontage 1	5,000.00	2,650	100%	Excess Frt	2,650	
2.63	Acres-Rear Land 1-10	2,000.00	5,260	100%		5,260	
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000	
Total Acres 4.16						Land Total	44,910

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	432 Sqft	Grade D 110	Base	52,545
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1996	TYPICAL	TYPICAL	Average	Typical	50,948
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	65%	87%	100%	28,811	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1850	154	D 110	7,020	Avq.	65%	87%	100%	3,970	
1 & 1/2 STORY FR	1850	496	D 100	26,720	Avq.	65%	90%	100%	15,631	
Frame Garage	2000	352	C 100	4,928	Avq.	97%	100%	100%	4,780	
1.75 ST GARAGE..	1996	1440	C 100	28,224	Avq.	95%	100%	100%	26,813	
Wood Deck	1996	96	C 100	806	Avq.	95%	100%	100%	766	
1,546 SFLA									Outbuilding Total	51,960

Acpt Land

44,900

Accepted Bldg

80,800

Total

125,700

Oakland
 Name: MCAULIFFE, MARY

Valuation Report

07/15/2016

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Map/Lot:

003-046-A

Account: 3390 Card: 1 of 1

Location:

75 MIDDLE ROAD

Neighborhood 86 MOB HOME NO LAND

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1989	14X64	A 100	33,307	Avq.	55%	100%	90%	16,487	
896 SFLA									16,487	
						Outbuilding Total			16,487	
Acpt Land			0	Accepted Bldg		16,500	Total		16,500	

Account: 2746 Card: 1 of 1

Map/Lot: 003-047
 Location: 63 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1411P155
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.22	Acres-Rear Land 1-10	2,000.00	440	100%		440
Total Acres 1.22			Land Total			30,440

Dwelling Description				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1966	0	TYPICAL	TYPICAL	Average	Typical	77,746			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	100%	60,642				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	196	D 100	1,098	Avq.	80%	100%	100%	878
Frame Garage	1970	840	C 100	11,760	Avq.	80%	100%	100%	9,408
912 SFLA						Outbuilding Total			10,286

Acpt Land 30,400 **Accepted Bldg** 70,900 **Total** 101,300

Account: 3107 Card: 1 of 1

Map/Lot:
 Location:

003-047-1
 57 MIDDLE ROAD

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38			Land Total			30,760

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	912 Sqft	Grade C 95	Base	88,579
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1996	0	TYPICAL	TYPICAL	Average	Typical	88,579	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		95%	50%	100%	42,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 ST BARN.....	1996	288	D 100	3,871	Avq.	95%	70%	100%	2,574
Frame Shed	1996	80	D 100	448	Avq.	95%	100%	100%	426
1,368 SFLA							Outbuilding Total		3,000

Acpt Land 30,800 **Accepted Bldg** 45,100 **Total** 75,900

Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B6208P027
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00			Land Total			30,000

Dwelling Description				Replacement Cost New		
Other	One Story	1,404 Sqft	Grade D 100	Base		84,645
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,016
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Percent Good			Total
1998	0	GOOD	GOOD	Average	Typical				74,867
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		96%	100%	100%		71,872	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	160	D 100	896	Avq.	60%	100%	100%	538
Wood Deck	1998	120	C 100	1,008	Avq.	96%	100%	100%	968
2S Frame Garage	1997	864	D 100	14,515	Avq.	96%	100%	100%	13,934
1,404 SFLA									
Outbuilding Total									15,440

Acpt Land	30,000	Accepted Bldg	87,300	Total	117,300
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Valuation Report

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/31/2002
 Sale Price: 77,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7009P054
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	30,000.00	20,785 100%		20,785
Total Acres 0.48				Land Total	20,785

Dwelling Description

Replacement Cost New

Other	One Story	1,848 Sqft	Grade D 110	Base	117,178
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	105,646			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Overbuilt		None		94%	89%	100%			
Value(Rcnld)									
						88,383			
Outbuildings/Additions/Improvements				Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1993			----	S O U N D	V A L U E	----		200
Wood Deck	1998	120	C 100	1,008	Avq.	96%	100%	100%	968
Frame Shed	1993			----	S O U N D	V A L U E	----		100
1,848 SFLA									
						Outbuilding Total			1,268
Acpt Land			20,800	Accepted Bldg		89,700	Total		110,500

Neighborhood 51 MIDDLE ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/21/2014
 Sale Price: 57,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B11633P076
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	30,000.00	27,166	100%		27,166
Total Acres 0.82			Land Total			27,166

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	550 Sqft	Grade C 100	Base	69,160
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,005
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,033
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1980	TYPICAL	TYPICAL	Above Average	Typical	67,028			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1900	384	C 100	19,891	Avq+	70%	100%	100%	13,924
Frame Shed	1970	702	D 100	3,931	Avq.	80%	100%	100%	3,145
Open Frame Porch	2015	160	C 100	2,380	Avq.	97%	100%	100%	2,309
1,209 SFLA						Outbuilding Total			19,378

Acpt Land 27,200 **Accepted Bldg** 66,300 **Total** 93,500

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data	
Sale Date	06/01/2015
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1: B11998P224 JT

Reference 2:

Tran/Land/Bldg: 2 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 3.10			Land Total			38,300

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade B 110	Base	167,951
Exterior	CLAPBOARD	Masonry Trim	136Sqft	Trim	804
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	10,644
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	GOOD	Average	Typical	180,582
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	89% 100%	146,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1988	960	B 110	69,544	Avq.	91%	100%	100%	63,285
1.5 Story/BSMT	1988	375	B 110	40,729	Avq.	91%	89%	100%	32,986
Open Frame Porch	1988	68	B 110	1,537	Avq.	91%	100%	100%	1,399
Wood Deck	1988	200	B 110	2,366	Avq.	91%	100%	100%	2,153
Swimming Pool	1992	648	C 100	7,000	Avq.	91%	100%	100%	6,370
Frame Shed	1992	36	C 100	252	Avq.	93%	100%	100%	234
1 & 1/2 STORY FR	2002	900	B 100	77,575	Avq.	97%	89%	100%	66,971
3,816 SFLA						Outbuilding Total			173,398

Acpt Land	38,300	Accepted Bldg	319,700	Total	358,000
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Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B7229P143

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.68	Acres-Frontage 1	5,000.00	3,400	100%	Excess Frt	3,400
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 1.95			Land Total			33,940

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 105	Base	100,283
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,726
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	TYPICAL	TYPICAL	Above Average	Typical	105,685
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	95%	100%	70,281	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1890	426	C 105	27,553	Avq+	70%	95%	100%	18,323
1 Story/BASEMENT	1890	105	C 105	6,791	Avq+	70%	95%	100%	4,516
Encl Frame Porch	1890	135	C 105	4,116	Avq+	70%	97%	100%	2,795
1.50 ST BARN....	1890	1407	D 100	22,061	Fair	30%	25%	100%	1,654
1 ST BARN.....	1890	1064	D 100	14,300	Fair	30%	25%	100%	1,072
2.00 ST BARN....	1890	2160	D 100	38,707	Fair	30%	25%	100%	2,903
1.50 ST BARN....	1890	600	D 100	9,408	Fair	30%	40%	100%	1,129
Frame Garage	1890	468	D 100	5,242	Fair	50%	100%	100%	2,621
Frame Shed	1890	536	D 100	3,002	Fair	30%	50%	100%	450
Frame Shed	1890	312	D 100	1,747	Fair	30%	100%	100%	524
1,971 SFLA									
Outbuilding Total									35,987

Acpt Land

33,900

Accepted Bldg

106,300

Total

140,200

Oakland
 Name: WRIGLEY, KARL L.

Valuation Report

07/15/2016

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Map/Lot:

003-052

Account: 2454 Card: 2 of 2

Location:

16 GALLAGHER ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7229P143

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2013	192	C 100	1,613	Ava.	97%	100%	100%	1,565
Wood Deck	2013	165	B 100	1,774	Ava.	97%	75%	100%	1,291
Wood Deck	2013	56	B 100	602	Ava.	97%	100%	100%	584
1,971 SFLA									
						Outbuilding Total			3,440
Acpt Land			0	Accepted Bldg		3,400	Total		3,400

Oakland
Name: WRIGLEY, KARL L.

Valuation Report

07/15/2016

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Map/Lot:

003-052

Account: 2454

Location:

16 GALLAGHER ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	33,900	106,300	140,200	33,900	106,300	140,200
2	0	3,400	3,400	0	3,400	3,400
TOTAL	33,900	109,700	143,600	33,900	109,700	143,600

Account: 4111 Card: 1 of 1

Map/Lot: 003-052-1
 Location: 50 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1592P687

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.44	Acres-Frontage 1	5,000.00	7,200	81%	Excess Frt	5,832
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 2.93			Land Total			36,812

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,848 Sqft	Grade D 100	Base	106,525
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
2002	0	GOOD	GOOD	Average	97%	99%	100%	96,042	
Functional Obsolescence		Economic Obsolescence						92,229	
None		None							
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2003	396	C 100	5,544	Avq.	97%	100%	100%	5,378
1,848 SFLA									
Outbuilding Total							5,378		

Acpt Land 36,800 **Accepted Bldg** 97,600 **Total** 134,400

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6042P190

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
Total Acres 10.00			Land Total			52,950

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade B 100	Base	142,851
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-5,806
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	141,883
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	98% 100%	112,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1972	648	B 100	15,096	Avq.	81%	100%	100%	12,228
1 & 1/2 STORY FR	1972	204	B 100	17,583	Avq.	81%	98%	100%	13,957
Wood Deck	1972	154	C 100	1,294	Avq.	81%	100%	100%	1,048
Frame Shed	1985	160	B 100	1,434	Avq.	89%	100%	100%	1,276
1,926 SFLA									28,509

Acpt Land 53,000 **Accepted Bldg** 141,100 **Total** 194,100

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/1994
 Sale Price: 71,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11445P273
 Reference 2: B10024P171
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.84	Acres-Frontage 1	5,000.00	4,200	100%	Excess Frt	4,200
					Land Total	34,200

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,075 Sqft	Grade C 100	Base	128,310
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,298
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1998	TYPICAL	TYPICAL	Good	Typical	137,808
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	97%	100%	120,306	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	728	C 100	10,192	Avq+	78%	100%	100%	7,950
Encl Frame Porch	1960	80	C 100	2,380	Avq+	78%	100%	100%	1,856
Wood Deck	1999	96	C 100	806	Avq.	97%	100%	100%	782
Frame Shed	2004	64	B 100	574	Avq.	97%	100%	100%	557
Outbuilding Total									11,145

Acpt Land 34,200 **Accepted Bldg** 131,500 **Total** 165,700

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/31/2004
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B8104P115
 Reference 2: B8359P270
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15						Land Total 30,300

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,120 Sqft	Grade C 105	Base	92,728
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,898
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,293
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1973	0	TYPICAL	TYPICAL	Average	Typical	98,919		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		82%	100% 100%	81,114		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Shed	1973	72	C 105	529	Avq.	82%	100%	100%
Frame Garage	1973	672	C 105	9,878	Avq.	82%	100%	100%
1,120 SFLA							Outbuilding Total	8,534

Acpt Land 30,300 **Accepted Bldg** 89,600 **Total** 119,900

Oakland
 Name: HARDING, DEAN F.

Valuation Report

07/15/2016

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Map/Lot:

003-056

Account: 2470 Card: 1 of 1

Location:

SNOW POND ROAD

Neighborhood 53 POND ROAD
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6531P057

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	30,000.00	19,442	80%	Vacancy	15,554
16.30	Acres-Mixed Wood	383.00	6,243	100%		6,243
Total Acres 16.72			Land Total			21,797

Acpt Land	21,800	Accepted Bldg	0	Total	21,800
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Oakland
 Name: NOEL, TODD A.

Valuation Report

07/15/2016

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Map/Lot:

003-056-01

Account: 4374 Card: 1 of 1

Location:

120 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9043P108
 Reference 2

Sale Data
 Sale Date 08/25/2006
 Sale Price 4,200
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			32,600

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 110	Base	171,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,994
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,987
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	186,839
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	173,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	240	B 110	20,817	Avq.	97%	96%	100%	19,384
Open Frame Porch	2006	96	B 110	2,090	Avq.	97%	100%	100%	2,027
1.50 ST GARAGE..	2006	784	B 110	20,091	Avq.	97%	100%	100%	19,488
GARAGE FRAME ..	2008	1664	C 110	76,877	Avq.	97%	100%	100%	74,571
Open Frame Porch	2008	160	B 100	3,046	Avq.	97%	100%	100%	2,955
Wood Deck	2008	160	B 100	1,721	Avq.	97%	100%	100%	1,669
2,256 SFLA									
Outbuilding Total									120,094

Acpt Land

32,600

Accepted Bldg

294,100

Total

326,700

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1588P506

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.82	Acres-Frontage 1	5,000.00	9,100	100%		9,100
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 5.22			Land Total			43,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,124 Sqft	Grade C 105	Base	130,181
Exterior	WOOD SHINGLE	Masonry Trim	60Sqft	Trim	265
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,089
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	138,181	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	98%	100%	111,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1974	720	C 100	10,080	Avq.	82%	100%	100%	8,266
AV POLE SHED....	2000	504	C 100	2,822	Avq.	97%	100%	100%	2,737
ONE STORY FRAME	2005	80	C 100	4,144	Avq.	97%	98%	100%	3,940
2,047 SFLA									
Outbuilding Total									14,943

Acpt Land	43,900	Accepted Bldg	126,000	Total	169,900
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Oakland
 Name: SIROIS, JASON F.

Valuation Report

07/15/2016

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Map/Lot: 003-058

Account: 3711 Card: 1 of 1

Location: 140 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/02/2015
 Sale Price: 20,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12036P126
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.75	Acres-Frontage 1	5,000.00	3,750	100%		3,750
Total Acres 1.75			Land Total			33,750

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	130,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,063
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,204
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	GOOD	GOOD	Average	Typical	121,307			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	117,668			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2015	336	B 100	6,021	Avq.	97%	100%	100%	5,840
1,344 SFLA						Outbuilding Total			5,840

Acpt Land 33,800 **Accepted Bldg** 123,500 **Total** 157,300

Account: 3713 Card: 1 of 2

Map/Lot: 003-059
 Location: 525527 TRAFTON ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8170P161
 Reference 2 DUPLEX
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 10/13/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.43	Acres-Homesite (Fract)	30,000.00	19,672	100%		19,672
Total Acres 1.43			Land Total			49,672

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,428 Sqft	Grade B 100	Base		137,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-19,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,504
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		5,376
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	128,013			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	93%	100%	115,481				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2003	36	B 100	825	Avq.	97%	100%	100%	800
Open Frame Porch	2003	36	B 100	825	Avq.	97%	100%	100%	800
Frame Shed	2003	100	B 100	896	Avq.	97%	100%	100%	869
Wood Deck	2011	150	C 100	1,260	Avq.	97%	100%	100%	1,222
Wood Deck	2011	136	C 100	1,142	Avq.	97%	100%	100%	1,108
1,428 SFLA						Outbuilding Total			4,799

Acpt Land 49,700 **Accepted Bldg** 120,300 **Total** 170,000

Valuation Report

Account: 3713 Card: 2 of 2

Location: 517519 TRAFTON ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/13/2004
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B5236P192
 Reference 2: DUPLEX
 Tran/Land/Bldg: 1 0 12
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,428 Sqft	Grade B 100	Base	137,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,504
Rooms	8	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			128,013	
2004	0	GOOD	GOOD	Average					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	93%	100%	115,481				
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	2004	100	B 100	896	Avq.	97%	100%	100%	869
Open Frame Porch	2004	36	B 100	825	Avq.	97%	100%	100%	800
Open Frame Porch	2004	36	B 100	825	Avq.	97%	100%	100%	800
Patio	2005	200	C 100	560	Avq.	97%	100%	100%	543
1,428 SFLA									
Outbuilding Total							3,012		
Accpt Land			0	Accepted Bldg		118,500	Total		118,500

Oakland
Name: SCHWEP, DEBORAH R.

Valuation Report

07/15/2016

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Map/Lot:

003-059

Account: 3713

Location:

517519 TRAFTON ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	49,700	120,300	170,000	49,700	120,300	170,000
2	0	118,500	118,500	0	118,500	118,500
TOTAL	49,700	238,800	288,500	49,700	238,800	288,500

Oakland
 Name: BARD, ROGER P.

Valuation Report

07/15/2016

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Map/Lot:

003-060

Account: 3714 Card: 1 of 1

Location:

TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/14/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9067P298

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 2.03					Land Total	26,060

Acpt Land 26,100 **Accepted Bldg** 0 **Total** 26,100

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/1996
 Sale Price: 15,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B8239P038
 Reference 2: B10923P066
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 2.03						32,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,674 Sqft	Grade D 100	Base	97,951
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,062
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	87,249
Functional Obsolescence						Value(Rcnld)
None						84,632

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2002	80	C 100	560	Avq.	97%	100%	100%	543
1.50 ST GARAGE..	2003	720	C 100	13,104	Avq.	97%	100%	100%	12,711
Wood Deck	2005	64	B 100	689	Avq.	97%	100%	100%	668
Wood Deck	2005	312	B 100	3,354	Avq.	97%	100%	100%	3,253
Outbuilding Total									17,175

Acpt Land 32,100 **Accepted Bldg** 101,800 **Total** 133,900

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/15/2004
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7993P217

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.23	Acres-Frontage 1	5,000.00	1,150	100%		1,150
4.09	Acres-Rear Land 1-10	2,000.00	8,180	100%		8,180
Total Acres 5.32			Land Total			39,330

Dwelling Description

Replacement Cost New

Ranch	One Story	840 Sqft	Grade C 110	Base	78,170
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	68,468
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	66,414
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	2004	280	C 110	4,466	Avq.	4,332
840 SFLA						4,332
Outbuilding Total						4,332

Acpt Land 39,300 **Accepted Bldg** 70,700 **Total** 110,000

Oakland
 Name: JENNEY, LAWRENCE

Valuation Report

07/15/2016

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Map/Lot:

003-062-01

Account: 3473 Card: 1 of 1

Location:

126 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	10/04/2012
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B11187P110 JT

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
0.50	Acres-Frontage 1	5,000.00	2,500	100%		2,500
Total Acres 2.30					Land Total	34,100

Acpt Land	34,100	Accepted Bldg	0	Total	34,100
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Oakland
 Name: GAGNON, ROGER

Valuation Report

07/15/2016

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Map/Lot:

003-062-1A

Account: 4633 Card: 1 of 1

Location:

126 COTTLE ROAD

Neighborhood 55 COTTLE ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street

Reference 1 2014 Champion Model NWFS-OT1575

Reference 2 3bd/2bth wh/bk EP&WD

Tran/Land/Bldg 1 0 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2014	14X66	A 100	34.133	Avg.	93%	100%	100%	31.675
MH SLAB.....	2014	924	C 100	3.234	Avg.	97%	100%	100%	3.137
Encl Frame Porch	2015	96	B 100	3.620	Avg.	97%	100%	100%	3.511
Wood Deck	2015	40	B 100	430	Avg.	97%	100%	100%	417
924 SFLA						Outbuilding Total			38,740
Acpt Land			0	Accepted Bldg		38,700	Total		38,700

Valuation Report

Account: 4377 Card: 1 of 1

Location: 19 BOWMAN DRIVE

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 12/05/2008
 Sale Price: 33,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B9930P072
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.62	Acres-Rear Land 1-10	2,000.00	9,240	100%		9,240
Total Acres 5.62			Land Total			39,240

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	840 Sqft	Grade C 110	Base	109,439
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	102,509
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value(Rcnd)
						99,434

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Frame Shed	2002	100	D 100	560	Avq.	97%	100%	100%	543	
2.00 ST BARN....	2004	576	C 110	14,193	Avq.	97%	100%	100%	13,767	
Frame Shed	2015	224	D 100	1,254	Avq.	97%	100%	100%	1,216	
Frame Shed	2015	160	E 100	560	Avq.	97%	100%	100%	543	
Carport/Canopy	2015	120	E 100	378	Avq.	97%	100%	100%	367	
GREENHOUSE.....	2010			----- S O U N D V A L U E -----					1,000	
Patio	2015	288	C 100	806	Avq.	97%	100%	100%	782	
1,470 SFLA									Outbuilding Total	18,218

Acpt Land	39,200	Accepted Bldg	117,700	Total	156,900
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Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/30/2002
 Sale Price: 66,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6801P156
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
Total Acres 1.13			Land Total			30,260

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade D 110	Base	76,847
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,224
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	70,088
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		96%	100% 100%	67,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	2002	224	C 100	11,603	Avq.	97%	100%	100%	11,255
Frame Garage	2002	2500	C 100	35,000	Avq.	97%	100%	100%	33,950
Frame Shed	2002	144	C 100	1,008	Avq.	97%	100%	100%	978
Wood Deck	2002	182	C 100	1,529	Avq.	97%	100%	100%	1,483
Open Frame Porch	2007	144	B 100	2,759	Avq.	97%	100%	100%	2,676
1,328 SFLA									
Outbuilding Total									50,342

Acpt Land 30,300 **Accepted Bldg** 117,600 **Total** 147,900

Oakland
 Name: POOLER, BRIAN L.

Valuation Report

07/15/2016

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Map/Lot:

003-065

Account: 3868 Card: 1 of 1

Location:

475 TRAFTON ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/16/2003
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 B7533P019

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	30,000.00	30,000	100%		30,000
0.13	Acres-Rear Land 1-10	1,000.00	130	100%		130
Total Acres 1.13			Land Total			30,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	2007	1600	B 100	52.069	Avg.	97%	100%	100%	50,507
Unfin Basement	2007	1600	B 100	20,070	Avg.	97%	100%	100%	19,468
Open Frame Porch	2007	108	C 100	1.652	Avg.	97%	100%	100%	1,602
Frame Shed	2008	112	B 100	1,004	Avg.	97%	100%	100%	974
WAREHOUSE WD....	2012	480	B 100	15.621	Avg.	97%	100%	100%	15,152
						Outbuilding Total			87,703

Acpt Land	30,100	Accepted Bldg	87,700	Total	117,800
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Valuation Report

Neighborhood 54 TRAFTON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/28/2014
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B11658P045
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08			Land Total			30,160

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,032 Sqft	Grade C 110	Base	91,180
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,797
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	96,749
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	93,847	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1999	22	C 110	1,253	Avq.	97%	100%	100%	1,215
Frame Garage	1999	672	C 110	10,349	Avq.	97%	100%	100%	10,039
Wood Deck	1999	80	C 100	672	Avq.	97%	100%	100%	652
1,054 SFLA									11,906
Outbuilding Total									11,906

Acpt Land 30,200 **Accepted Bldg** 105,800 **Total** 136,000

Oakland
 Name: PHILBRICK, DELWIN

Valuation Report

07/15/2016

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Map/Lot:

003-067

Account: 3870 Card: 1 of 1

Location:

CANDACE ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	10/29/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9892P170

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	160	20%	Access	4,800
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03					Land Total	4,860

Acpt Land	4,900	Accepted Bldg	0	Total	4,900
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Oakland
 Name: PHILBRICK, DELWIN

Valuation Report

07/15/2016

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Map/Lot:

003-068

Account: 3871 Card: 1 of 1

Location:

CANDACE ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/29/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9892P170

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	160	20%	Access	4,800
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 1.19					Land Total	5,180

Acpt Land 5,200 **Accepted Bldg** 0 **Total** 5,200

Oakland
 Name: PHILBRICK, DELWIN

Valuation Report

07/15/2016

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Map/Lot:

003-069

Account: 3872 Card: 1 of 1

Location:

CANDACE ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	10/29/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9892P170

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	160	20%	Access	4,800
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 1.07					Land Total	4,940

Acpt Land	4,900	Accepted Bldg	0	Total	4,900
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Oakland
 Name: PHILBRICK, DELWIN

Valuation Report

07/15/2016

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Map/Lot:

003-070

Account: 3873 Card: 1 of 1

Location:

CANDACE ROAD

Neighborhood 54 TRAFTON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	10/29/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9892P170

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	160	20%	Access	4,800
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	5,200

Acpt Land	5,200	Accepted Bldg	0	Total	5,200
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Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/09/2003
 Sale Price 14,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Split/Assemblage

Reference 1 B7395P194
 Reference 2 B8377P208
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.69	Acres-Frontage 1	5,000.00	3,450	100%	Excess Frt	3,450
3.31	Acres-Rear Land 1-10	2,000.00	6,620	100%		6,620
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
Total Acres 5.50			Land Total			61,283

Dwelling Description

Replacement Cost New

Conventional	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	140 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,960
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	90,272
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	87,564	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2004	120	C 100	840	Avq.	97%	100%	100%	815
Wood Deck	2008	300	B 100	3,226	Avq.	97%	100%	100%	3,129
ONE STORY FRAME	2008	80	C 100	4,144	Avq.	97%	100%	100%	4,020
Frame Shed	2009	140	C 100	980	Avq.	97%	100%	100%	951
Outbuilding Total									8,915

Acpt Land 61,300 **Accepted Bldg** 96,500 **Total** 157,800

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/09/2003
 Sale Price: 14,000
 Sale Type: Land Only
 Financing: Unknown
 Verified
 Validity: Split/Assemblage

Reference 1: B7395P194

Reference 2

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,440 Sqft	Grade B 110	Base	152,098
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	994 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,812
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			172,512
2005	0	GOOD	GOOD	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		97%	93%	100%			155,623	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	450	B 110	8,870	Ava.	97%	100%	100%	8,604
Open Frame Porch	2005	288	B 110	5,873	Ava.	97%	100%	100%	5,697
Wood Deck	2005	288	B 110	3,406	Ava.	97%	100%	100%	3,304
Patio	2005	288	B 110	1,135	Ava.	97%	100%	100%	1,101
1.50 ST GARAGE..	2011	672	B 100	15,655	Ava.	97%	100%	100%	15,185
Outbuilding Total									33,891

Acpt Land 0 **Accepted Bldg** 189,500 **Total** 189,500

Oakland
Name: BROOKS, COLEN K.

Valuation Report

07/15/2016

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Map/Lot:

003-071

Account: 4170

Location:

8 TAYLOR DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	61,300	96,500	157,800	61,300	96,500	157,800
2	0	189,500	189,500	0	189,500	189,500
TOTAL	61,300	286,000	347,300	61,300	286,000	347,300

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/19/2011
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10739P194 JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%	Excess Frt	2,000
Total Acres 2.00					Land Total	32,000

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	694 Sqft	Grade C 95	Base	76,657
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-6,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,437
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1830	1950	TYPICAL	TYPICAL	Average	Typical	73,094			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	65%	100%	100%	47,511				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2006	128	B 100	2,472	Avq.	97%	100%	100%	2,398
Encl Frame Porch	1950	180	C 95	4,921	Avq.	65%	100%	100%	3,199
1 Story/BASEMENT	1950	360	C 95	21,067	Avq.	65%	100%	100%	13,694
Unfinished Attic	1950	252	C 95	671	Avq.	65%	100%	100%	436
Frame Garage	1994	900	C 100	12,600	Avq.	94%	100%	100%	11,844
1,401 SFLA									31,571
Outbuilding Total									31,571
Acpt Land		32,000	Accepted Bldg		79,100	Total			111,100

Oakland
 Name: WILLETTE, BRAYSON J.

Valuation Report

07/15/2016

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Map/Lot:

004-001

Account: 1214 Card: 1 of 1

Location:

424 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/05/2014
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11845P297 Ser #122-42982
 Reference 2 2005 Redmond Oakcrest 14x57 2bd 1bth
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.34	Acres-Homesite (Fract)	30,000.00	17,493	100%		17,493	
Total Acres 0.34						Land Total	17,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	2003	14X57	B 100	24,310	Avq.	70%	100%	100%	16,944
Frame Garage	1998	400	C 100	5,600	Avq.	96%	100%	100%	5,376
Frame Shed	2005	64	B 100	574	Avq.	97%	100%	100%	557
Wood Deck	2007	220	B 100	2,366	Avq.	97%	100%	100%	2,295
Encl Frame Porch	2007	90	B 100	3,405	Avq.	97%	100%	100%	3,303
798 SFLA									
						Outbuilding Total			28,475

Acpt Land	17,500	Accepted Bldg	28,500	Total	46,000
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Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4985P264
 Reference 2

Sale Data
 Sale Date 08/01/1995
 Sale Price 73,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920 100%		24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,280 Sqft	Grade C 100	Base	127,618
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-8,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,731
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	1980	TYPICAL	TYPICAL	Average	Typical	125,937
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	91%	100%
						74,492

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1848	480	C 100	24,864	Avq.	65%	91%	100%	14,707
1 Story/BASEMENT	1848	128	C 100	7,885	Avq.	65%	91%	100%	4,664
Wood Deck	1848								100
1.25 ST GARAGE..	1848	704	D 100	9,068	Avq-	60%	80%	100%	4,353
2,528 SFLA									
Outbuilding Total									23,824

Acpt Land 24,900 **Accepted Bldg** 98,300 **Total** 123,200

Account: 1155 Card: 1 of 2

Map/Lot: 004-004
 Location: 316 COUNTRY CLUB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use: RURAL.....
 Topography: LevelBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2556P241

Reference 2:

Tran/Land/Bldg: 1 1 96

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.29	Acres-Frontage 1	5,000.00	6,450	100%		6,450
1.60	Acres-Rear Land 1-10	2,000.00	3,200	100%		3,200
Total Acres 3.89			Land Total			39,650

Dwelling Description

Replacement Cost New

Conventional	One Story	1,442 Sqft	Grade C 110	Base	130,858
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Heavy			Insulation	1,110
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Above Average	Typical	136,126			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1980	240	C 110	2,218	Avq+	89%	100%	100%	1,974
Frame Garage	1994	784	C 110	12,074	Avq.	94%	100%	100%	11,350
1,442 SFLA									
Outbuilding Total								13,324	

Acpt Land 39,700 **Accepted Bldg** 134,500 **Total** 174,200

Oakland
 Name: LACHANCE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

004-004

Account: 1155 Card: 2 of 2

Location:

493 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2556P241

Reference 2

Tran/Land/Bldg 1 1 96

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
WAREHOUSE WD....	1950	7392	D 100	150,347	Avg.	68%	75%	100%	76,677
Frame Shed	1950	684	D 100	3,830	Avg.	68%	50%	100%	1,302
Wood Deck	1950	64	D 100	430	Avg.	64%	50%	100%	138
GD POLE SHED....	2013	1080	C 100	7,560	Avg.	97%	75%	100%	5,500
SELF STOR WAREHO	1999	3000	C 100	58,800	Avg.	97%	100%	100%	57,036
Frame Shed	1960	160	D 100	896	Fair	63%	50%	100%	282
Frame Shed	1960	96	D 100	538	Fair	63%	50%	100%	170
SELF STOR WAREHO	2001	2500	B 100	62,720	Avg.	97%	100%	100%	60,838
SELF STOR WAREHO	2004	1750	C 100	34,300	Avg.	97%	100%	100%	33,271
Frame Garage	2006	480	B 100	8,602	Avg.	97%	100%	100%	8,344
1,442 SFLA									
						Outbuilding Total			243,558
Acpt Land			0	Accepted Bldg		243,600	Total		243,600

Oakland
Name: LACHANCE, MICHAEL

Valuation Report

07/15/2016

Page 242

Map/Lot:

004-004

Account: 1155

Location:

493 WEBB ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	39,700	134,500	174,200	39,700	134,500	174,200
2	0	243,600	243,600	0	243,600	243,600
TOTAL	39,700	378,100	417,800	39,700	378,100	417,800

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/20/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12166P96
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	30,000.00	25,278 100%		25,278
Total Acres 0.71				Land Total	25,278

Dwelling Description

Replacement Cost New

Conventional	Two Story	780 Sqft	Grade C 100	Base	101,052
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,844
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	104,896
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	90,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	1980	128	C 100	4,627	Avq.	86%	100%	100%	3,979
Encl Frame Porch	2008	30	B 100	1,254	Avq.	97%	100%	100%	1,216
1 Story/BASEMENT	1980	12	C 100	739	Avq.	86%	100%	100%	636
Frame Garage	2015	900	B 100	16,128	Avq.	97%	100%	100%	15,644
1,572 SFLA									
Outbuilding Total									21,475

Acpt Land 25,300 **Accepted Bldg** 111,700 **Total** 137,000

Oakland
 Name: MACKENZIE, GERALD

Valuation Report

07/15/2016
 Page 244
 004-004-B
 WEBB ROAD

Account: 3619 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy Func Econ	Rcnld	
Frame Shed	1996			----- SOUND VALUE -----			200	
Frame Shed	1960	288	D 100	1,613	Avg-	70% 100% 100%	1,129	
Outbuilding Total							1,329	
Acpt Land			0	Accepted Bldg		1,300	Total	1,300

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Map/Lot:

004-005

Account: 2574 Card: 1 of 1

Location:

COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1373P489

Reference 2

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.20	Acres-Rear Land 1-10	1,000.00	1,200	100%		1,200
Total Acres 2.20					Land Total	21,200

Acpt Land	21,200	Accepted Bldg	0	Total	21,200
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Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/19/2004
 Sale Price 500,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Split/Assemblage

Reference 1 B8170P325

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.15	Acres-Frontage 1	5,000.00	10,750	100%		10,750
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
58.14	REAR2-Rear 21+	500.00	29,070	100%		29,070
Total Acres 81.29						95,820

Land Total

Dwelling Description

Replacement Cost New

Conventional	One Story	1,284 Sqft	Grade C 90	Base	88,573
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	.....	Basement	None	Basement	-12,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-6,067
Rooms	0	HEARTHS	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,618
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1815	1950	None	None	Poor	.....	66,486
Functional Obsolescence						
Incomplete		None		45%	20%	100%
						5,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1950	91	C 90	687	Poor	45%	20%	100%	62
1 ST BARN.....	1950	397	D 100	5,335	Avq.	30%	30%	100%	480
1 ST BARN.....	1950	397	D 100	5,335	Avq.	30%	30%	100%	480
1.50 ST BARN....	1950	1313	D 100	20,588	Avq.	50%	30%	100%	3,088
1,284 SFLA						Outbuilding Total			4,110

Acpt Land

95,800

Accepted Bldg

10,100

Total

105,900

Account: 346 Card: 2 of 2

Location: 142 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/19/2004
 Sale Price 500,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Split/Assemblage

Reference 1 B8170P325

Reference 2

Tran/Land/Bldg 1 1 97

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1950	696	D 100	7,795	Avq-	40%	40%	100%	1,247
GARAGE FRAME ..	1990	1350	C 100	56,700	Avq.	92%	100%	100%	52,164
Frame Shed	1950	525	D 100	2,940	Avq-	40%	30%	100%	353
Frame Garage	1950	2925	D 100	32,760	Avq-	40%	30%	100%	3,931
Frame Shed	1950	135	D 100	756	Fair	20%	20%	100%	30
Frame Shed	1950	1000	D 100	5,600	Fair	40%	30%	100%	672
1,284 SFLA									
						Outbuilding Total			58,397
Acpt Land			0	Accepted Bldg		58,400	Total		58,400

Oakland
Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

004-006

Account: 346

Location:

142 COUNTRY CLUB ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	95,800	10,100	105,900	95,800	10,100	105,900
2	0	58,400	58,400	0	58,400	58,400
TOTAL	95,800	68,500	164,300	95,800	68,500	164,300

Valuation Report

Account: 347 Card: 1 of 1

Map/Lot: 004-006-01
 Location: 212 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/27/2015
 Sale Price 275,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12055P249
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.69	Acres-Frontage 1	5,000.00	3,450	100%		3,450
2.75	Acres-Rear Land 1-10	2,000.00	5,500	100%		5,500
Total Acres 4.44			Land Total			38,950

Dwelling Description

Replacement Cost New

Log	One & 1/2 Story	1,472 Sqft	Grade B 110	Base	201,335
Exterior	OTHER	Masonry Trim	500Sqft	Trim	2,957
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	370 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	10,573
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,660
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	233,761
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	217,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	216	B 110	4,455	Avq.	97%	100%	100%	4,321
ONE STORY FRAME	1999	12	B 110	875	Avq.	97%	96%	100%	815
Wood Deck	2006	604	B 110	7,143	Avq.	97%	100%	100%	6,929
2,220 SFLA									
Outbuilding Total									12,065

Acpt Land 39,000 **Accepted Bldg** 229,700 **Total** 268,700

Oakland
 Name: SMITH, JAMES A.

Valuation Report

07/15/2016

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Map/Lot: 004-006-01-1

Account: 4360 Card: 1 of 1

Location: 228 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/06/2006
 Sale Price 64,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B9140P304

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	40,500.00	40,500	100%		40,500
0.92	Acres-Rear Land 1-10	2,700.00	2,484	100%		2,484
Total Acres 1.92					Land Total	42,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
WAREHOUSE ST....	2005	3500	B 100	118,667	Avg.	97%	100%	100%		115,107
Outbuilding Total										115,107

Acpt Land 43,000 **Accepted Bldg** 115,100 **Total** 158,100

Valuation Report

Account: 3853 Card: 1 of 1

Location: 238 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/14/2014
 Sale Price: 195,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B7215P054

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.28	Acres-Frontage 1	5,000.00	1,400	100%		1,400
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 2.31						33,460

Dwelling Description

Replacement Cost New

Conventional	Two Story	988 Sqft	Grade B 110	Base	169,342
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,607
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,855
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,948
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	167,086
Functional Obsolescence						Value(Rcnld)
None						158,832

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	484	B 110	9,540	Avq.	97%	100%	100%	9,254
Open Frame Porch	2002	160	B 110	3,352	Avq.	97%	100%	100%	3,251
1SFr Overhang	2002	28	B 110	2,043	Avq.	97%	98%	100%	1,942
ONE STORY FRAME	2002	40	B 110	2,916	Avq.	97%	98%	100%	2,772
Wood Deck	2004	320	B 100	3,441	Avq.	97%	100%	100%	3,338
Frame Garage	2004	432	B 100	7,742	Avq.	97%	100%	100%	7,510
2,044 SFLA									28,067

Acpt Land 33,500 **Accepted Bldg** 186,900 **Total** 220,400

Oakland
 Name: FARRIS, NELSON

Valuation Report

07/15/2016

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Map/Lot:

004-006-03

Account: 3854 Card: 1 of 1

Location:

248 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/09/2003
 Sale Price 11,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7227P308

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.15	Acres-Frontage 1	5,000.00	750	100%		750
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 2.18					Land Total	26,810

Acpt Land 26,800 **Accepted Bldg** 0 **Total** 26,800

Valuation Report

Account: 3855 Card: 1 of 1

Location: 268 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/29/2009
Sale Price 212,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9964P184

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.73	Acres-Frontage 1	5,000.00	3,650	100%		3,650
0.77	Acres-Rear Land 1-10	2,000.00	1,540	100%		1,540
Total Acres 2.50			Land Total			35,190

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 110	Base	174,081
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,800
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,932
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	186,361			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	97% 100%	175,347			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2006	96	B 110	2,090	Avq.	97%	100%	100%	2,027
1.25 ST GARAGE..	2006	672	B 110	15,233	Avq.	97%	100%	100%	14,776
1 Story/BASEMENT	2006	168	B 110	14,571	Avq.	97%	97%	100%	13,710
Wood Deck	2006	112	B 100	1,204	Avq.	97%	100%	100%	1,168
Outbuilding Total									31,681

Acpt Land 35,200 **Accepted Bldg** 207,000 **Total** 242,200

Valuation Report

Account: 3856 Card: 1 of 1

Location: 286 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/10/2015
 Sale Price 169,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12044P52

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.83	Acres-Frontage 1	5,000.00	4,150	100%		4,150
0.78	Acres-Rear Land 1-10	2,000.00	1,560	100%		1,560
Total Acres 2.61			Land Total			35,710

Dwelling Description

Replacement Cost New

Ranch	One Story	1,320 Sqft	Grade B 105	Base	135,249
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	990 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,860
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,371
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,387
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	156,867
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	152,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	672	B 105	12,645	Avq.	97%	100%	100%	12,266
Open Frame Porch	2004	40	B 105	941	Avq.	97%	100%	100%	913
Open Frame Porch	2004	40	B 105	941	Avq.	97%	100%	100%	913
1,320 SFLA									
Outbuilding Total									14,092

Acpt Land 35,700 **Accepted Bldg** 166,300 **Total** 202,000

Valuation Report

Account: 3857 Card: 1 of 1

Location: 292 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Below Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/21/2003
 Sale Price: 149,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7549P032

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.75	Acres-Rear Land 1-10	2,000.00	1,500	100%		1,500
Total Acres 1.75			Land Total			31,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base	141,211
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,034
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	136,246
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	130,837	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2003	112	B 100	7,426	Avq.	97%	99%	100%	7,131
Open Frame Porch	2003	48	B 100	1,039	Avq.	97%	100%	100%	1,008
1.50 ST GARAGE..	2003	672	B 100	15,655	Avq.	97%	100%	100%	15,185
Wood Deck	2003	160	B 100	1,721	Avq.	97%	100%	100%	1,669
Frame Shed	2009	132	B 100	1,183	Avq.	97%	100%	100%	1,148
Open Frame Porch	2014	200	B 100	3,763	Avq.	97%	100%	100%	3,650
1,708 SFLA									29,791

Acpt Land 31,500 **Accepted Bldg** 160,600 **Total** 192,100

Oakland
 Name: TAYLOR, AARON T.

Valuation Report

07/15/2016

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Map/Lot: 004-006-07

Account: 3858 Card: 1 of 1

Location: 298 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Below Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/2005
 Sale Price: 213,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8670P300

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.77	Acres-Rear Land 1-10	2,000.00	1,540	100%		1,540
Total Acres 1.77			Land Total			31,540

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	756 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	126,508 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,769
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	136,653
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	98%	100%	129,902	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2003	56	B 100	1,183	Avq.	97%	100%	100%	1,148
ONE STORY FRAME	2003	484	B 100	32,091	Avq.	97%	98%	100%	30,505
Wood Deck	2003	128	B 100	1,376	Avq.	97%	100%	100%	1,335
Open Frame Porch	2006	250	B 100	4,659	Avq.	97%	100%	100%	4,519
Frame Garage	2007	400	B 100	7,168	Avq.	97%	100%	100%	6,953
1,996 SFLA									44,460

Acpt Land 31,500 **Accepted Bldg** 174,400 **Total** 205,900

Valuation Report

Account: 3859 Card: 1 of 1

Location: 306 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/13/2012
 Sale Price 230,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10940P208
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 53 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			32,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade B 110	Base	153,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,741
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,780
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	183,116
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	177,623	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2004	576	B 110	14,762	Avq.	97%	100%	100%	14,319
Wood Deck	2004	192	B 110	2,271	Avq.	97%	100%	100%	2,203
Frame Shed	2004	256	B 100	2,293	Avq.	97%	100%	100%	2,224
1,666 SFLA									
Outbuilding Total									18,746

Acpt Land 32,000 **Accepted Bldg** 196,400 **Total** 228,400

Oakland
 Name: STEEVES, CLAUDIA

Valuation Report

07/15/2016

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Map/Lot:

004-006-09

Account: 3860 Card: 1 of 1

Location:

WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/17/2011
 Sale Price 38,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10810P92

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49					Land Total	24,980

Acpt Land 25,000 **Accepted Bldg** 0 **Total** 25,000

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10447P182
 Reference 2

Sale Data
 Sale Date 06/17/2010
 Sale Price 255,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
Total Acres 3.29					Land Total	37,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,462 Sqft	Grade B 110	Base	154,006
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1272 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,074
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,072
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	192,431
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	186,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2002	1120	B 100	26,092	Avq.	97%	100%	100%	25,309
Carport/Canopy	2002	400	C 100	2,520	Avq.	97%	100%	100%	2,444
Frame Garage	2003	624	B 110	12,300	Avq.	97%	100%	100%	11,931
Open Frame Porch	2003	72	B 110	1,617	Avq.	97%	100%	100%	1,568
Wood Deck	2004	224	B 110	2,649	Avq.	97%	100%	100%	2,570
1,462 SFLA									
Outbuilding Total									43,822

Acpt Land 37,600 **Accepted Bldg** 230,500 **Total** 268,100

Oakland
 Name: CURRIE, TOD M.

Valuation Report

07/15/2016

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Map/Lot:

004-006-12

Account: 3863 Card: 1 of 1

Location:

449 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/27/2006
 Sale Price 214,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8780P118
 Reference 2 LOT 11
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.66	Acres-Rear Land 1-10	2,000.00	1,320	100%		1,320
Total Acres 1.66						31,320

Dwelling Description

Replacement Cost New

Conventional	One Story	1,904 Sqft	Grade B 100	Base	174,856
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,005
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,706
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	190,093
Functional Obsolescence						Value(Rcnld)
None						180,702

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2002	784	B 100	14,049	Avq.	97%	100%	100%	13,628	
Frame Shed	2003	720	C 100	5,040	Avq.	97%	100%	100%	4,889	
Wood Deck	2004	480	B 100	5,160	Avq.	97%	100%	100%	5,005	
Open Frame Porch	2004	320	B 100	5,914	Avq.	97%	100%	100%	5,737	
1,904 SFLA									Outbuilding Total	29,259

Acpt Land 31,300 **Accepted Bldg** 210,000 **Total** 241,300

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	12/02/2001
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6757P133

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.69	Acres-Rear Land 1-10	2,000.00	1,380	100%		1,380
Total Acres 1.69			Land Total			31,380

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,120 Sqft	Grade B 100	Base	113,039
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,056
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,532
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2001	0	GOOD	GOOD	Average	Typical	135,853	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		97%	100%	100%	131,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1.50 ST GARAGE..	2001	672	B 100	15,655	Avq.	97%	100%	100%	15,185
Wood Deck	2007	160	B 100	1,721	Avq.	97%	100%	100%	1,669
Frame Shed	2001			----- S O U N D V A L U E -----					100
1,120 SFLA				Outbuilding Total					16,954

Acpt Land	31,400	Accepted Bldg	148,700	Total	180,100
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Oakland
 Name: FABIAN, KEVIN R.

Valuation Report

07/15/2016

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Map/Lot: 004-006-14

Account: 4104 Card: 1 of 1

Location: 196 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B6906P041

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.52	Acres-Frontage 1	5,000.00	7,600	100%		7,600
3.18	Acres-Rear Land 1-10	2,000.00	6,360	100%		6,360
Total Acres 5.70			Land Total			43,960

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,888 Sqft	Grade A 100	Base	309,866
Exterior	CLAPBOARD	Masonry Trim	800Sqft	Trim	5,376
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-31,718
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	13,026
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-4,032
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,700
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	None	None	Average	Typical	299,578			
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		97%	55%	100%	159,825		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2002	100	A 100	2,464	Avq.	97%	100%	100%	2,390
3/4S AD/GAR.....	2002	704	A 100	57,953	Avq.	97%	85%	100%	47,782
3,304 SFLA									
						Outbuilding Total			50,172

Acpt Land 44,000 **Accepted Bldg** 210,000 **Total** 254,000

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3233P305

Reference 2

Tran/Land/Bldg 1 1 2

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.40	Acres-Rear Land 11-20	600.00	840	100%		840
Total Acres 12.40			Land Total			50,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade B 100	Base	135,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,415
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	142,758
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	137,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2005	24	B 100	1,039	Avq.	97%	100%	100%	1,008
Frame Shed	2005			----- S O U N D V A L U E -----					300
ONE STORY FRAME	2005	120	B 100	7,956	Avq.	97%	89%	100%	6,868
Patio	2005	80	C 100	224	Avq.	97%	100%	100%	217
Frame Garage	2005	900	B 100	16,128	Avq.	97%	100%	100%	15,644
ONE STORY FRAME	2006	288	B 100	19,096	Avq.	97%	99%	100%	18,338
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%	501
Patio	2006	100	B 100	358	Avq.	97%	100%	100%	347
1,808 SFLA									
Outbuilding Total									43,223

Acpt Land

50,800

Accepted Bldg

180,300

Total

231,100

Oakland
 Name: HARRINGTON, GERALD L.

Valuation Report

07/15/2016

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Map/Lot:

004-006-15-03

Account: 3530 Card: 1 of 1

Location:

433 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/17/2015
 Sale Price 23,700
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B12078P35

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.53	Acres-Frontage 1	5,000.00	2,650	100%	Excess Frt	2,650
2.24	Acres-Rear Land 1-10	2,000.00	4,480	100%		4,480
Total Acres 3.77					Land Total	31,130

Acpt Land 31,100 **Accepted Bldg** 0 **Total** 31,100

Oakland
 Name: ROSSIGNOL, ROLAND J.

Valuation Report

07/15/2016

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Map/Lot:
 Location:

004-006-15-1
 451 WEBB ROAD

Account: 4530 Card: 1 of 1

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3233P305

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.30	Acres-Frontage 1	5,000.00	1,500	100%	Excess Frt	1,500
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.48	Acres-Rear Land 11-20	600.00	4,488	100%		4,488
Total Acres 18.78					Land Total	49,988

Acpt Land	50,000	Accepted Bldg	0	Total	50,000
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Oakland
 Name: LEE, MICHAEL A.

Valuation Report

07/15/2016

Page 266

Map/Lot:

004-006-15-2

Account: 4551 Card: 1 of 1

Location:

419 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/13/2009
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B10244P236
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
0.15	Acres-Frontage 1	5,000.00	750	100%	Excess Frt	750	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
8.31	Acres-Rear Land 11-20	600.00	4,986	100%		4,986	
Total Acres 19.46						Land Total	55,736

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,028 Sqft	Grade A 100	Base	198,348
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,106
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,303
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	218,165
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None		None		97%	100%	201,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2010	196	A 100	4,614	Avq.	97%	100%	100%	4,476	
Open Frame Porch	2010	60	A 100	1,568	Avq.	97%	100%	100%	1,521	
1.75 Story/BSMT	2010	210	A 100	27,660	Avq.	97%	95%	100%	25,489	
1.75 ST GARAGE..	2010	896	A 100	28,098	Avq.	97%	100%	100%	27,255	
Frame Shed	2014	288	A 100	3,226	Avq.	97%	100%	100%	3,129	
2,424 SFLA									Outbuilding Total	61,870

Acpt Land 55,700 **Accepted Bldg** 262,900 **Total** 318,600

Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

004-006-16

Account: 4447 Card: 1 of 1

Location:

NATURE'S WAY

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.22	Acres-Frontage 1	5,000.00	1,100	100%	Excess Frt	1,100	
Total Acres 1.22					Land Total	25,100	
Acpt Land		25,100	Accepted Bldg		0	Total	25,100

Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

004-006-17

Account: 4448 Card: 1 of 1

Location:

OAK FOREST DRIVE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.70	Acres-Frontage 1	5,000.00	3,500	100%	Excess Frt	3,500
Total Acres 1.70					Land Total	27,500

Acpt Land	27,500	Accepted Bldg	0	Total	27,500
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 4454 Card: 1 of 1

Map/Lot:
 Location:

004-006-23
 BRODIE'S PATH

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.14	Acres-Frontage 1	5,000.00	700	100%	Excess Frt	700
0.62	Acres-Rear Land 1-10	2,000.00	1,240	100%		1,240
Total Acres 1.76					Land Total	25,940

Acpt Land	25,900	Accepted Bldg	0	Total	25,900
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 4455 Card: 1 of 1

Map/Lot:
 Location:

004-006-24
 BRODIE'S PATH

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	5,000.00	700	50%	Access	12,000
0.16	Acres-Frontage 1	5,000.00	800	100%		800
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.56					Land Total	13,600

Acpt Land	13,600	Accepted Bldg	0	Total	13,600
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Valuation Report

Account: 3514 Card: 1 of 1

Location: 210 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/17/2014
 Sale Price 122,400
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B11798P301

Reference 2

Tran/Land/Bldg 1 2 29

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	40,500.00	81,000	100%		81,000
8.85	Acres-Rear Land 1-10	2,700.00	23,895	100%		23,895
Total Acres 10.85			Land Total			104,895

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY GD.....	2015	738	A 120	31,839	Avq.	97%	100%	100%	30,884
BSMT UNFINISHED.	2015	942	A 120	25,633	Avq.	97%	100%	100%	24,864
GROUP HOME	2015	6390	A 120	960,826	Avq.	97%	100%	100%	932,001
SPRINKER/100SF..	2015	64	A 120	17,203	Avq.	97%	100%	100%	16,687
Patio	2015	3300	A 120	17,741	Avq.	97%	100%	100%	17,209
Open Frame Porch	2015	30	A 120	1,075	Avq.	97%	100%	100%	1,043
						Outbuilding Total			1,022,688

Acpt Land 104,900 **Accepted Bldg** 1,022,700 **Total** 1,127,600

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/29/2005
Sale Price 87,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8618P229

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
0.96	Acres-Rear Land 1-10	2,000.00	1,920	100%		1,920
Total Acres 2.96			Land Total			36,920

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	831 Sqft	Grade C 100	Base	98,713
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-5,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	58% Hot Water BB	Cooling	0% None	Heat	-1,128
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1969	TYPICAL	TYPICAL	Above Average	Typical	92,899			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	97%	100%	63,078				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1900	180	C 100	9,324	Avq.	65%	100%	100%	6,061
Encl Frame Porch	1900	120	C 100	3,500	Avq.	65%	100%	100%	2,275
Frame Garage	1900	660	C 100	9,240	Avq.	65%	100%	100%	6,006
Frame Garage	1960	288	D 100	3,226	Avq.	70%	100%	100%	2,258
1,634 SFLA						Outbuilding Total		16,600	

Acpt Land

36,900

Accepted Bldg

79,700

Total

116,600

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/29/2011
Sale Price 180,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10845P289
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.42	Acres-Rear Land 1-10	2,000.00	840	100%		840
Total Acres 1.42			Land Total			30,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,756 Sqft	Grade B 100	Base	163,187
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,584
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,538
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,573
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	178,183
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		97%	99% 100%	171,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	2007	50	B 100	1,075	Avq.	97%	100%	100%	1,043
Wood Deck	2007	309	B 100	3,322	Avq.	97%	100%	100%	3,222
1.50 ST GARAGE..	2009	864	B 100	20,128	Avq.	97%	125%	100%	24,405
1,756 SFLA						Outbuilding Total			28,670

Acpt Land 30,800 **Accepted Bldg** 199,800 **Total** 230,600

Valuation Report

Map/Lot:

004-007-04-2

Account: 4362 Card: 1 of 1

Location:

6 FAIRWAY DRIVE

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Private

Sale Data
 Sale Date 09/28/2010
 Sale Price 253,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10546P285
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.23	Acres-Rear Land 1-10	2,000.00	460	100%		460
Total Acres 1.23			Land Total			30,460

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	868 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	153,730 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	521 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,270
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,023
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,711
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	181,787
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	174,570	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2006	576	B 110	41,726	Avq.	97%	100%	100%	40,474
Open Frame Porch	2006	70	B 110	1,576	Avq.	97%	100%	100%	1,529
Wood Deck	2007	128	B 110	1,513	Avq.	97%	100%	100%	1,468
1,736 SFLA									
Outbuilding Total									43,471

Acpt Land 30,500 **Accepted Bldg** 218,000 **Total** 248,500

Valuation Report

Account: 3371 Card: 1 of 1

Location: 191 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/23/2002
 Sale Price: 197,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7034P292

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.02	Acres-Frontage 1	5,000.00	5,100	100%		5,100	
6.39	Acres-Rear Land 1-10	2,000.00	12,780	100%		12,780	
Total Acres 8.41						Land Total	47,880

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	668 Sqft	Grade B 105	Base	105,651
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,318
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,645
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,822
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	GOOD	GOOD	Average	Typical	117,436	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	97%	100%	107,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1993	494	B 105	58,094	Avq.	94%	97%	100%	52,970
ONE STORY FRAME	1993	8	B 105	557	Avq.	94%	97%	100%	508
Encl Frame Porch	2011	240	B 110	9,659	Avq.	97%	100%	100%	9,369
1SFr Overhanq	1993	84	B 105	5,848	Avq.	94%	97%	100%	5,332
Frame Garage	1993	576	B 100	10,322	Avq.	94%	100%	100%	9,703
Wood Deck	2011	48	B 100	517	Avq.	97%	100%	100%	501
Jacuzzi #	2011	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,082 SFLA									
Outbuilding Total									81,778

Acpt Land 47,900 **Accepted Bldg** 188,900 **Total** 236,800

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/12/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7646P031 JT.

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
3.99	Acres-Wasteland	50.00	200	100%		200
Total Acres 15.99						56,300

Dwelling Description

Replacement Cost New

Cape Cod	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-6,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,621
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1780	1960	TYPICAL	TYPICAL	Average	Typical	75,681	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...		None		65%	94%	100%	46,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	336	C 100	17,405	Avq.	65%	94%	100%	10,634
ONE STORY FRAME	1900	117	C 100	6,061	Avq.	65%	94%	100%	3,704
Frame Garage	1960	648	C 100	9,072	Avq.	65%	94%	100%	5,543
Wood Deck	1960	288	C 100	2,419	Avq.	65%	94%	100%	1,478
Frame Shed	1960	319	D 100	1,786	Fair	63%	80%	100%	900
1.50 ST BARN....	1960	754	C 100	14,778	Fair	50%	50%	100%	3,694
Frame Shed	1960			----- SOUND VALUE -----					100
1,389 SFLA				Outbuilding Total					26,053

Acpt Land 56,300 **Accepted Bldg** 72,300 **Total** 128,600

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/06/2014
 Sale Price 60,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B11624P336
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
15.00	REAR2-Rear 21+	500.00	7,500	100%		7,500
Total Acres 36.00						63,500

Dwelling Description				Replacement Cost New		
Garrison	Two Story	1,232 Sqft	Grade A 100	Base		228,507
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% Refrig.A/C	Heat		0
Rooms	10	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	2			
Baths	3	Half Baths	1	Plumbing		13,440
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,360
Insulation	Heavy			Insulation		2,760
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	GOOD	GOOD	Average	Typical	248,067
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None		None		97%	100%	218,969

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2014	120	A 100	11,827	Avq.	97%	91%	100%	10,440
2 Story/BASEMENT	2014	400	A 100	56,000	Avq.	97%	91%	100%	49,431
Frame Garage	2014	840	A 100	18,816	Avq.	97%	100%	100%	18,252
Open Frame Porch	2014	176	A 100	4,166	Avq.	97%	100%	100%	4,041
Wood Deck	2014	240	A 100	3,226	Avq.	97%	100%	100%	3,129
Frame Bay Window	2014	13	A 100	1,078	Avq.	97%	91%	100%	952
3,397 SFLA									
Outbuilding Total									86,245

Acpt Land 63,500 **Accepted Bldg** 305,200 **Total** 368,700

Oakland
 Name: PARLIN,TERRY G.

Valuation Report

07/15/2016

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Map/Lot: 004-008-1

Account: 3770 Card: 1 of 1

Location: 223 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: LevelRolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/1997
 Sale Price: 15,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B5381P193

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.65	Acres-Frontage 1	5,000.00	3,250	100%		3,250
3.69	Acres-Rear Land 1-10	2,000.00	7,380	100%		7,380
0.50	Acres-Wasteland	50.00	25	100%		25
Total Acres 5.84						Land Total: 40,655

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade B 100	Base	156,313
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,358
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	170,197
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	95%	100%	155,220	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	52	B 100	1,112	Avq.	96%	100%	100%	1,068
1.5 Story/BSMT	1997	260	B 100	25,672	Avq.	96%	95%	100%	23,413
1.50 ST GARAGE..	1997	754	B 100	17,566	Avq.	96%	100%	100%	16,863
Frame Garage	1997	528	B 100	9,461	Avq.	96%	100%	100%	9,083
Wood Deck	2004	148	B 100	1,592	Avq.	97%	100%	100%	1,544
2,406 SFLA									Outbuilding Total: 51,971

Acpt Land 40,700 **Accepted Bldg** 207,200 **Total** 247,900

Account: 2887 Card: 1 of 2

Map/Lot: 004-009
 Location: 265 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B11937P113
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	40,500.00	40,500	100%		40,500
2.00	Acres-Frontage 1	6,750.00	13,500	87%	Excess Frt	11,745
5.84	Acres-Rear Land 1-10	2,700.00	15,768	100%		15,768
Total Acres 8.84					Land Total	68,013

Dwelling Description

Replacement Cost New

Ranch	One Story	1,166 Sqft	Grade C 90	Base	82,031
Exterior	ALUM/VINYL	Masonry Trim	204Sqft	Trim	771
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1166 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,692
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,586
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	102,348			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	83,925			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1974	102	C 90	2,696	Avq.	82%	100%	100%	2,211
Wood Deck	1974	24	C 90	182	Avq.	82%	100%	100%	149
Frame Shed	1974	72	D 100	403	Avq.	82%	100%	100%	330
Frame Shed	1974	256	D 100	1,434	Avq.	82%	100%	100%	1,176
Frame Garage	2009								500
1,166 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									4,366

Acpt Land 68,000 **Accepted Bldg** 88,300 **Total** 156,300

Oakland

Valuation Report

07/15/2016

Name: ESTABROOK, THOMAS A., GAIL M., CECILE B.

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Map/Lot:

004-009

Account: 2887 Card: 2 of 2

Location: 269 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use NEIGHBORHOOD COM
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1454P193

Reference 2

Tran/Land/Bldg 1 2 96

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1984	2128	D 100	71,501	Ava.	88%	90%	100%	56,629
1,166 SFLA									56,629
Accpt Land		0		Accepted Bldg		56,600	Total		56,600

Oakland

Valuation Report

07/15/2016

Name: ESTABROOK, THOMAS A., GAIL M., CECILE B.

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Map/Lot:

004-009

Account: 2887

Location:

269 COUNTRY CLUB ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	68,000	88,300	156,300	68,000	88,300	156,300
2	0	56,600	56,600	0	56,600	56,600
TOTAL	68,000	144,900	212,900	68,000	144,900	212,900

Oakland
 Name: ESTABROOK, GAIL M.

Valuation Report

07/15/2016

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Map/Lot: 004-009-1

Account: 2205 Card: 1 of 1

Location: 279 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1798P174
 Reference 2: B11459P166
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.15	Acres-Rear Land 1-10	2,000.00	2,300	100%		2,300
Total Acres 2.15						32,300

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,344 Sqft	Grade C 100	Base	102,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1990	0	TYPICAL	TYPICAL	Average	Typical	110,742		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		92%	100% 100%	101,883		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1980	336	C 100	4,844	Avq.	86%	100%	100%
Frame Shed	2009	192	B 100	1,721	Avq.	97%	100%	100%
1,344 SFLA							Outbuilding Total	5,835

Acpt Land 32,300 **Accepted Bldg** 107,700 **Total** 140,000

Valuation Report

Map/Lot: 004-010

Account: 2513 Card: 1 of 1

Location: 293 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/08/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11790P045
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 52 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			32,600

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	1,008 Sqft	Grade C 95	Base	108,279
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 3/4 Bmt	Basement	-2,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,129
Rooms	7	HEARTH	ONE HEARTH	HEARTH	798
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,990
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	114,850
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	85% 100%	87,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	90	D 100	605	Avq.	96%	100%	100%	581
1S AD/GAR.....	1998	672	C 110	54,849	Avq.	96%	85%	100%	44,757
1 & 3/4 STORY FR	1999	192	C 100	13,924	Avq.	97%	85%	100%	11,480
Wood Deck	2001	100	C 100	840	Avq.	97%	100%	100%	815
Frame Shed	1985	144	C 100	1,008	Avq.	89%	100%	100%	897
Frame Shed	2007	200	B 100	1,792	Avq.	97%	100%	100%	1,738
Frame Shed	2009	96	C 100	672	Avq.	97%	100%	100%	652
Frame Shed	2009	80	C 100	560	Avq.	97%	100%	100%	543
Frame Shed	2001	120	C 100	840	Avq.	97%	100%	100%	815
2,772 SFLA									
Outbuilding Total									62,278

Acpt Land 32,600 **Accepted Bldg** 150,100 **Total** 182,700

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/16/2002
Sale Price: 165,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B7106P088

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60			Land Total			31,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	986 Sqft	Grade B 100	Base	143,463
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,444
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	GOOD	GOOD	Average	Typical	152,133
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	94%	99%	100%	141,575	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	24	B 100	1,893	Avq.	94%	99%	100%	1,761
Open Frame Porch	1993	272	B 100	5,054	Avq.	94%	100%	100%	4,751
Barn	1993	768	D 100	10,322	Avq.	94%	100%	100%	9,703
Frame Shed	1993	96	D 100	538	Avq.	94%	100%	100%	506
Wood Deck	2006	160	C 100	1,344	Avq.	97%	100%	100%	1,304
Outbuilding Total									18,025

Acpt Land 31,200 **Accepted Bldg** 159,600 **Total** 190,800

Valuation Report

Account: 864 Card: 1 of 1

Location: 313 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2649P075
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20			Land Total			30,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,536 Sqft	Grade D 100	Base	91,150
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-14,623
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,028
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	79,555
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	79%	100%	100%	62,848	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	96	D 100	645	Avq-	79%	100%	100%	510
Frame Garage	1973	864	C 100	12,096	Avq.	75%	100%	100%	9,072
Frame Shed	1973								400
----- S O U N D V A L U E -----									
1,536 SFLA									9,982

Acpt Land 30,400 **Accepted Bldg** 72,800 **Total** 103,200

Oakland
Name: LACHANCE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot: 004-013

Account: 1154 Card: 1 of 1

Location: 319 COUNTRY CLUB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2556P241

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	30,000.00	21,840	100%		21,840
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 0.53					Land Total	28,840
Acpt Land		28,800	Accepted Bldg		0	Total
						28,800

Oakland
 Name: LACHANCE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

004-013-A

Account: 1153 Card: 1 of 1

Location:

325 COUNTRY CLUB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/24/2007
 Sale Price 1,900
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 5/24/07

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0						----- S O U N D V A L U E -----			200
12 Mobile Home.	1972	12X56	D 110	14,940	Good	65%	100%	100%		9,711
MH GABLE ROOF...	1972	672	C 100	3,763	Avg.	81%	100%	100%		3,048
672 SFLA							Outbuilding Total			12,959
Acpt Land		0					13,000	Total		13,000

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2203P293
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 65 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%		1,800
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 1.90			Land Total			38,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,352 Sqft	Grade D 110	Base	90,291
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-14,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	80,199
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		Location		77%	80%	95%
						46,932

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2009	120	D 110	5,470	Avq-	77%	80%	95%	3,201
Open Frame Porch	1970	45	D 110	678	Avq-	77%	80%	95%	397
Wood Deck	1970	228	D 110	1,684	Avq-	77%	80%	95%	986
Frame Garage	1970	996	C 100	13,944	Avq.	80%	100%	95%	10,597
Frame Shed	1996	432	C 100	3,024	Avq.	95%	100%	95%	2,729
Open Frame Porch	2010	144	C 100	2,156	Avq.	97%	100%	95%	1,986
Wood Deck	2010	120	C 100	1,008	Avq.	97%	100%	95%	929
1,472 SFLA									
Outbuilding Total									20,825

Acpt Land	38,800	Accepted Bldg	67,800	Total	106,600
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Neighborhood 7 WEBB ROAD.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/28/2009
 Sale Price 350,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10631P162
 Reference 2 KENNEBEC MOBILE HOME PARK
 Tran/Land/Bldg 1 2 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
26.00	Sites-Mobile Home Site	10,000.00	260,000	120%		312,000
7.91	Acres-Rear Land 1-10	2,000.00	15,820	100%		15,820
0.92	Acres-Frontage 1	5,000.00	4,600	100%		4,600
5.17	Acres-Rear Land 1-10	2,000.00	10,340	0%		0
Total Acres 14.00			Land Total			332,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
MAILBOX	2010									2,000
----- S O U N D V A L U E -----										
Outbuilding Total										2,000
Accpt Land		332,400	Accepted Bldg		2,000	Total				334,400

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 290

Map/Lot:

004-015-001

Account: 4027 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 01

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2014
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Seller Financed
 Verified Public Record
 Validity Distressed Sale

Reference 1 BOS 4/1/141975 Newport 12x56 Ser#C2410

Reference 2 1bth w/ gable roof

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1975	12X56	C 100	18,092	Avg+	60%	100%	90%	9,770
Encl Frame Porch	2000	168	C 100	4,844	Avg.	97%	100%	90%	4,229
Frame Shed	1975			----- S O U N D V A L U E -----					300
MH GABLE ROOF...	2003	672	C 100	3,763	Avg.	97%	100%	90%	3,285
Frame Shed	1975			----- S O U N D V A L U E -----					100
672 SFLA				Outbuilding Total					17,684
Acpt Land			0	Accepted Bldg			17,700	Total	17,700

Oakland
 Name: SMITH, MICHAEL

Valuation Report

07/15/2016

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Account: 3976 Card: 1 of 1

Map/Lot: 004-015-003
 Location: 527 WEBB ROAD, LOT 03

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1990	14X72	B 100	29,260	Avq.	55%	100%	90%	14,484
Frame Shed	1990			---- S O U N D V A L U E ----					100
Frame Shed	1990			---- S O U N D V A L U E ----					400
Wood Deck	1990	112	C 100	941	Avq.	92%	100%	90%	779
1,008 SFLA									
Outbuilding Total									15,763
Acpt Land			0	Accepted Bldg			15,800	Total	15,800

Oakland
 Name: LIBBY, LINDA

Valuation Report

07/15/2016

Page 292

Map/Lot:

004-015-004

Account: 4616 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 04

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X67	C 100	24,270	Avq.	55%	100%	90%	12,014
Wood Deck	2012	96	B 100	1,032	Avq.	97%	100%	90%	901
938 SFLA						Outbuilding Total			12,915
Acpt Land			0	Accepted Bldg			12,900	Total	12,900

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 293

Map/Lot:

004-015-005

Account: 3515 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 05

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/31/2014
 Sale Price 2,000
 Sale Type Mobile Home
 Financing Cash Sale
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 7/31/14 1985 12x55 3bd/1bth W/ gable
 Reference 2 roof,deck&shed
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1985	12X55	C 100	17,843	Avg.	55%	100%	90%	8,832
MH GABLE ROOF...	2014	660	C 100	3,696	Avg.	97%	100%	90%	3,227
Frame Shed	1985			----- S O U N D V A L U E -----					100
Wood Deck	2014	72	C 100	605	Avg.	97%	100%	90%	528
660 SFLA								Outbuilding Total	12,687
Acpt Land		0		Accepted Bldg		12,700	Total		12,700

Oakland
 Name: BROWN, JO ANN

Valuation Report

07/15/2016

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Map/Lot:

004-015-006

Account: 1984 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 06

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/06/2002
 Sale Price 500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1976	12X67	D 100	15,639	Avq-	45%	100%	90%	6,334	
MH GABLE ROOF...	1976	804	D 100	3,602	Same	45%	100%	90%	1,459	
Frame Shed	1976			----- S O U N D V A L U E -----						100
Wood Deck	1976	48	D 100	322	Fair	76%	100%	90%	221	
804 SFLA										
Acpt Land						0	Accepted Bldg		8,100	Total
									8,100	

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 295

Map/Lot:

004-015-007

Account: 3520 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 07

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2015
 Sale Price 3,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 1/1/15 1989 Westchester 14x42 ta/wh
 Reference 2 wd/shed/wd rf
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X42	C 100	17,020	Good	65%	100%	90%	9,957
Wood Deck	2014	72	C 100	605	Avq.	97%	100%	90%	528
Frame Shed	2016	64	C 100	448	Avq.	97%	100%	90%	392
MH GABLE ROOF...	2016	588	C 100	3,293	Avq.	97%	100%	90%	2,875
588 SFLA						Outbuilding Total			13,752
Acpt Land			0	Accepted Bldg		13,800	Total		13,800

Oakland
 Name: LEE, JEAN

Valuation Report

07/15/2016

Page 296

Map/Lot:

004-015-008

Account: 1985 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 08

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/11/2005
 Sale Price 23,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 2/22/05
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1988	14X72	B 100	29,260	Ava.	55%	100%	90%	14,484
Frame Shed	1988	120	C 100	840	Ava.	75%	100%	90%	567
Wood Deck	1988	36	C 100	302	Ava.	91%	100%	90%	248
1,008 SFLA									
						Outbuilding Total			15,299
Acpt Land			0	Accepted Bldg		15,300	Total		15,300

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

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Map/Lot:

004-015-009

Account: 4629 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 09

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/29/2013
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Other Non Valid

Reference 1 BOS 8/29/13 1984 12X52 W/MH ROOF & EFP

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1984	12X52	D 100	12.834	Good	65%	100%	90%	7,508
MH GABLE ROOF...	1984	624	C 100	3,494	Avq.	88%	100%	90%	2,768
Wood Deck	2014	72	C 100	605	Avq.	97%	100%	90%	528
Frame Shed	2014								400
624 SFLA						----- S O U N D V A L U E -----			
								Outbuilding Total	11,204
Acpt Land			0	Accepted Bldg			11,200	Total	11,200

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

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Map/Lot:

004-015-10

Account: 3622 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 10

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/17/2015
 Sale Price 19,120
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 08-17-151997 Fleetwood 14x66 Model
 Reference 2 Ser#10636 wh/bk 2bds 1 1/2bths
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1997	14X66	A 100	34.133	Good	67%	100%	90%	20,475
Wood Deck	1997	120	D 100	806	Avg.	96%	100%	90%	697
Frame Shed	1997								400
924 SFLA									
								Outbuilding Total	21,572
Accpt Land			0	Accepted Bldg			21,600	Total	21,600

----- S O U N D V A L U E -----

Oakland
 Name: ADAMS, DANNY

Valuation Report

07/15/2016

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Map/Lot:

004-015-11

Account: 856 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 11

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/06/2015
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 2/6/15 1988 Burlington 14x66

Reference 2 3BD/2BTH WH

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1991	14X66	C 100	23,980	Good	65%	100%	90%	14,028
Encl Frame Porch	1992	96	D 100	2,262	Good	95%	100%	90%	1,934
Frame Shed	1992	64	C 100	448	Avg.	80%	100%	90%	322
924 SFLA									
						Outbuilding Total			16,284
Accpt Land			0	Accepted Bldg			16,300	Total	16,300

Oakland
 Name: POULIN, VALERIE

Valuation Report

07/15/2016

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Map/Lot:

004-015-12

Account: 3977 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 12

Neighborhood 97 KENNEBEC MH PK

Sale Data	
Sale Date	07/11/2012
Sale Price	16,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 BOS 7/11/12
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X66	B 100	27,280	Good	65%	100%	90%	15,959
Encl Frame Porch	2007	120	C 100	3,500	Avq.	97%	100%	90%	3,056
Frame Shed	1989			---- S O U N D V A L U E ----				100	
Frame Shed	1989			---- S O U N D V A L U E ----				200	
924 SFLA				Outbuilding Total				19,315	
Acpt Land		0		Accepted Bldg		19,300	Total		19,300

Oakland
 Name: POWELL, JERRY

Valuation Report

07/15/2016

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Map/Lot:

004-015-13

Account: 1206 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 13

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1998
 Sale Price 7,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1970	12X60	D 100	14,330	Avq.	55%	100%	90%	7,093
Open Frame Porch	1970	80	D 100	1,008	Same	55%	100%	90%	499
Encl Frame Porch	1970	56	D 100	1,366	Same	55%	100%	90%	676
Frame Shed	1990	96	C 100	672	Avq.	90%	100%	90%	545
720 SFLA									
						Outbuilding Total			8,813
Acpt Land			0	Accepted Bldg		8,800	Total		8,800

Oakland
 Name: LESSARD, GLENDON I.

Valuation Report

07/15/2016

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Map/Lot:

004-015-14

Account: 1082 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 14

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/2014
 Sale Price 500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 BOS 2/1/14 1965 Pontiac Chief 10x42 2bd
 Reference 2 1bth
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
10 Mobile Home.	1965	10X42	D 100	9,744	Fair	35%	100%	90%	3,069	
Encl Frame Porch	1997	94	E 100	1,386	Fair	93%	100%	90%	1,160	
Wood Deck	2012	100	D 100	672	Avq-	96%	100%	90%	581	
420 SFLA									4,810	
Accpt Land						0	Accepted Bldg		4,800	Total
									4,800	

Oakland
 Name: CARON, KAREN C.

Valuation Report

07/15/2016

Page 303

Map/Lot:

004-015-15

Account: 2545 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 15

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1993	14X70	A 100	35,785	Avq.	55%	100%	90%	17,714
Encl Frame Porch	2010	392	C 100	11,116	Avq.	97%	90%	90%	8,735
Frame Shed	1998	144	C 100	1,008	Avq.	96%	100%	90%	871
980 SFLA									
						Outbuilding Total			27,320
Acpt Land			0	Accepted Bldg		27,300	Total		27,300

Oakland
 Name: MERLE FISHER

Valuation Report

07/15/2016

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Map/Lot:

004-015-16

Account: 4093 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 16

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street

Sale Data
 Sale Date 04/01/2014
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 4/1/14 1979 14X60 3 BDRS WH

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1975	14X60	C 100	22,240	Ava.	55%	100%	90%	11,009
Frame Shed	1975			---- SOUND VALUE ----					100
840 SFLA									11,109
Acpt Land		0							
			Accepted Bldg			11,100		Total	11,100

Oakland
 Name: LIBBY, LISA

Valuation Report

07/15/2016

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Map/Lot:

004-015-17

Account: 4595 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 17

Neighborhood 97 KENNEBEC MH PK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1974	14X66	C 100	23,980	Avq.	55%	100%	100%	13,189	
MH GABLE ROOF...	2011	924	C 100	5,174	Avq.	97%	100%	100%	5,019	
Open Frame Porch	2011	20	C 100	420	Avq.	97%	100%	100%	407	
924 SFLA										
						Outbuilding Total			18,615	
Acpt Land			0	Accepted Bldg		18,600	Total		18,600	

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

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Map/Lot:

004-015-18

Account: 3521 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 18

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2015
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 1989 14x52 MHw/wd & shed 3bd/1bth

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld		
						Phy	Func	Econ			
14 Mobile Home.	1989	14X52	C 100	19,920	Avq-	45%	100%	90%	8,068		
Wood Deck	2014	72	C 100	605	Avq.	97%	100%	90%	528		
Frame Shed	1989								100		
728 SFLA						----- S O U N D V A L U E -----					
Accpt Land						0	Accepted Bldg		8,700	Total	8,700

Oakland
 Name: POULIN, DANNY

Valuation Report

07/15/2016

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Map/Lot:

004-015-19

Account: 962 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 19

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2006
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Family Member
 Validity Related Parties

Reference 1 BOS 4/1/06

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1969	12X57	C 100	18,341	Good	65%	100%	90%	10,729
Wood Deck	2004	128	B 100	1,376	Avg.	97%	100%	90%	1,202
MH GABLE ROOF...	2005	684	C 100	3,830	Avg.	97%	100%	90%	3,344
Frame Shed	2014	64	C 100	448	Avg.	97%	100%	90%	392
684 SFLA									
								Outbuilding Total	15,667

Acpt Land

0

Accepted Bldg

15,700

Total

15,700

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

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Map/Lot:

004-015-20

Account: 3505 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 20

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/14/2014
 Sale Price 0
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 4/19/14 1973 HOMETTE 12x45 1bth
 Reference 2 SER#SN0310-1169 w/shed & wd
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1973	12X45	D 100	11.525	Avg.	55%	100%	90%	5,705
Wood Deck	2014	64	C 100	538	Avg.	97%	100%	90%	470
Frame Shed	1973			----- S O U N D V A L U E -----					300
540 SFLA				Outbuilding Total					6,475
Accpt Land		0	Accepted Bldg		6,500	Total		6,500	

Oakland
 Name: NEEDHAM, HEATHER

Valuation Report

07/15/2016

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Map/Lot:

004-015-21

Account: 160 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 21

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/07/2005
 Sale Price 3,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 1/20/05
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1980	14X51	D 100	14.697	Avq-	45%	100%	90%	5,952
Frame Shed	2007	144	C 100	1.008	Avq.	97%	100%	90%	880
714 SFLA									
						Outbuilding Total			6,832
Acpt Land			0	Accepted Bldg		6,800	Total		6,800

Oakland
 Name: TRACY, LILLIAN

Valuation Report

07/15/2016

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Map/Lot:

004-015-22

Account: 4141 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 22

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2002	14X68	A 100	34,959	Avq.	68%	100%	90%	21,269
952 SFLA									21,269
Acpt Land						0	Accepted Bldg		21,300
							Total		21,300

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 311

Map/Lot:

004-015-23

Account: 4094 Card: 1 of 1

Location: 527 WEBB ROAD, LOT 23

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street

Sale Data
 Sale Date 06/01/2014
 Sale Price 2,100
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 06/1/14 1979 Burlington 12x56 3bd
 Reference 2 wd+shed
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1979	12X56	C 100	18.092	Ava.	55%	100%	90%	8,956
Frame Shed	1979			----- S O U N D V A L U E -----					300
Wood Deck	2014	72	C 100	605	Ava.	97%	100%	90%	528
672 SFLA									9,784
Acpt Land				0	Accepted Bldg		9,800	Total	9,800

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 312

Map/Lot:

004-015-24

Account: 3463 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 24

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street

Sale Data
 Sale Date 11/01/2013
 Sale Price 2,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Distressed Sale

Reference 1 BOS 9/22/11

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1972	14X66	D 100	17,952	Good	65%	100%	90%	10,502
Wood Deck	1972	64	D 100	430	Avq-	78%	100%	90%	302
Frame Shed	1972								300
924 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			11,104
Accpt Land			0	Accepted Bldg			11,100	Total	11,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES

Valuation Report

07/15/2016

Page 313

Map/Lot: 004-015-25

Account: 578 Card: 1 of 1

Location: 527 WEBB ROAD, LOT 25

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/25/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 INST. CONTRACT 5/8/13

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1983	14X56	D 100	15,782	Avg.	55%	100%	90%	7,812	
Open Frame Porch	2006	40	D 100	560	Fair	95%	100%	90%	479	
MH GABLE ROOF...	2006	784	C 100	4,390	Avg.	97%	75%	90%	2,875	
Frame Shed	2006								100	
784 SFLA										
----- S O U N D V A L U E -----										
Outbuilding Total									11,266	
Acpt Land			0	Accepted Bldg			11,300	Total		11,300

Oakland
 Name: DOUBLE EAGLE PARKS

Valuation Report

07/15/2016

Page 314

Map/Lot:

004-015-26

Account: 2071 Card: 1 of 1

Location:

527 WEBB ROAD, LOT 26

Neighborhood 97 KENNEBEC MH PK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/15/2014
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 01/15/2014

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1985	14X66	B 100	27.280	Ava.	55%	100%	90%	13,504
Open Frame Porch	1985	160	B 100	3.046	Same	55%	100%	90%	1,508
Encl Frame Porch	1985	192	B 100	7.060	Same	55%	100%	90%	3,495
Frame Shed	1985	160	C 100	1.120	Ava.	85%	100%	90%	857
924 SFLA						Outbuilding Total			19,364
Acpt Land			0	Accepted Bldg		19,400	Total		19,400

Oakland
 Name: BROOKS, COLEN K.

Valuation Report

07/15/2016

Page 315

Map/Lot:

004-016

Account: 72 Card: 1 of 1

Location:

WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 09/14/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11045P329

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.57	Acres-Frontage 1	5,000.00	2,850	81%	Excess Frt	2,309
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.12	Acres-Rear Land 11-20	600.00	1,272	100%		1,272
Total Acres 13.69					Land Total	47,581

Acpt Land 47,600 **Accepted Bldg** 0 **Total** 47,600

Oakland
 Name: BERARD, DANIEL G., SR.

Valuation Report

07/15/2016

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Map/Lot:

004-016-1

Account: 3527 Card: 1 of 1

Location:

537 WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/16/2015
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B12013P138
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.39	Acres-Rear Land 1-10	2,000.00	2,780	100%		2,780
Total Acres 2.39			Land Total			32,780

Dwelling Description

Replacement Cost New

Ranch	One Story	1,520 Sqft	Grade A 100	Base	180,723
Exterior	ALUM/VINYL	Masonry Trim	80Sqft	Trim	538
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,992
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,702
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	GOOD	GOOD	Average	Typical	197,019			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	191,108			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2015	1080	A 100	24,192	Avq.	97%	100%	100%	23,466
Open Frame Porch	2015	112	A 100	2,733	Avq.	97%	100%	100%	2,651
1,520 SFLA									
						Outbuilding Total			26,117

Acpt Land 32,800 **Accepted Bldg** 217,200 **Total** 250,000

Oakland
 Name: HARRINGTON, MICHELLE L.

Valuation Report

07/15/2016

Page 317

Map/Lot:

004-017

Account: 589 Card: 1 of 1

Location:

WEBB ROAD

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 02/24/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Reference 1 B11923P228

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000	
Total Acres 9.00				Land Total		18,000	
Acpt Land		18,000	Accepted Bldg		0	Total	18,000

Oakland
 Name: ROSS, JENNIFER

Valuation Report

07/15/2016

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Map/Lot:

004-018

Account: 1251 Card: 1 of 1

Location:

LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	11/22/2010
Sale Price	56,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10602P290+293

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
12.62	REAR2-Rear 21+	500.00	6,310	100%		6,310
Total Acres 33.62					Land Total	56,310

Acpt Land	56,300	Accepted Bldg	0	Total	56,300
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Account: 1246 Card: 1 of 1

Map/Lot: 004-018-1
 Location: 82 LIBBY HILL ROAD

Neighborhood 49 LIBBY HILL PLUS.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/15/2007
 Sale Price: 135,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Buyer
 Validity: Arms Length Sale

Reference 1: B9350P332
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 1.30						Land Total 32,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	784 Sqft	Grade C 100	Base	101,422
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	50% Refrig.A/C	Heat	988
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	TYPICAL	TYPICAL	Below Average	Typical	104,090			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Overbuilt		None		83%	71%	100%	61,340		
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1979	288	C 100	14,918	Avq-	83%	71%	100%	8,791
TWO STORY FRAME	1982	840	C 100	65,268	Avq.	87%	89%	100%	50,537
ONE STORY FRAME	1982	240	C 100	12,432	Avq.	87%	89%	100%	9,626
Open Frame Porch	1982	90	D 100	1,120	Avq.	87%	100%	100%	974
1 Story/BASEMENT	1979	336	C 100	20,698	Avq-	83%	71%	100%	12,197
Open Frame Porch	1982	200	C 100	2,940	Avq.	87%	100%	100%	2,558
Wood Deck	1982	150	C 100	1,260	Avq.	87%	100%	100%	1,096
4,112 SFLA	Outbuilding Total 85,779								

Acpt Land 32,600 **Accepted Bldg** 147,100 **Total** 179,700

Neighborhood 5 SUMMER STREET...
 Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/27/2003
 Sale Price 30,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9580P270
 Reference 2
 Tran/Land/Bldg 1 2 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
0.99	Acres-Rear Land 1-10	1,000.00	990	100%		990
1.00	# -COMMON AREA	1,500.00	1,500	100%		1,500
Total Acres 1.99					Land Total	44,916

Commercial Description

Occupancy Type	Medical Office..	
Class & Quality	Frame.....Avg.	
# Dwelling Units	0	
Exterior	Aluminum/Vinyl	
Stories & Height	2 STORY @ 10'	
Heating/Cooling	Hot Water	
Built	2004	
Remodeled	0	
Base Cost/Sqft		41.13
Heat-Cool/Sqft	+	7.83
Total		48.96
Size Factor	X	1.053
Adjusted Cost/Sqft		51.55
Total Square Feet	X	4,054
Replacement Cost		208,984
Condition	Average	
% Good Physical	X	.97
Functional	X	1.00
Subtotal		202,714
Economic Factor	X 1.00	
Total Value		202,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2004	25	A 100	784	Avq.	97%	100%	100%	760
Open Frame Porch	2004	25	A 100	784	Avq.	97%	100%	100%	760
Frame Shed	2004	32	C 100	224	Avq.	97%	100%	100%	217
Frame Shed	2007	96	B 100	860	Avq.	97%	100%	100%	834
4,054 SF									2,571
						Outbuilding Total			2,571

Acpt Land 44,900 **Accepted Bldg** 205,300 **Total** 250,200

Oakland
 Name: LEIGHTON, TOBEY V.

Valuation Report

07/15/2016

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Map/Lot:

004-018-3

Account: 3851 Card: 1 of 1

Location:

70 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 07/16/2007
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9492P144

Reference 2

Tran/Land/Bldg 1 1 51

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38					Land Total	24,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
OUONSET.....	2008	1152	D 100	12,902	Avg.	97%	75%	100%		9,386
Outbuilding Total										9,386

Acpt Land

24,800

Accepted Bldg

9,400

Total

34,200

Neighborhood 5 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: RollingAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3046P281 JT

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.92	Acres-Rear Land 1-10	2,000.00	3,840	100%		3,840
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
Total Acres 3.92						38,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,820 Sqft	Grade C 100	Base	131,432
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,484
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Above Average	Typical	140,396			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	98%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1968	224	C 100	11,603	Avq+	82%	98%	100%	9,324
Open Frame Porch	1968	44	C 100	756	Avq+	82%	100%	100%	620
Frame Shed	1968			----- S O U N D V A L U E -----					300
Frame Shed	2002	360	C 100	2,520	Avq.	97%	100%	100%	2,444
Frame Garage	2005	408	B 100	7,311	Avq.	97%	100%	100%	7,092
Frame Shed	2008	288	C 100	2,016	Avq.	97%	100%	100%	1,956
2,044 SFLA						Outbuilding Total			21,736

Acpt Land	38,800	Accepted Bldg	134,600	Total	173,400
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Neighborhood 5 SUMMER STREET...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/06/2011
Sale Price: 165,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B10776P008
Reference 2:
Tran/Land/Bldg: 2 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.94	Acres-Rear Land 1-10	2,000.00	1,880	100%		1,880
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 1.94						Land Total 33,880

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	832 Sqft	Grade C 110	Base	108,680
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	113,762
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	97% 100%	92,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1977	260	C 110	17,618	Avq.	84%	97%	100%	14,355
Open Frame Porch	1977	52	C 110	955	Avq.	84%	100%	100%	802
ONE STORY FRAME	1977	408	B 100	27,052	Avq.	84%	97%	100%	22,042
Wood Deck	1977	168	C 110	1,553	Avq.	84%	100%	100%	1,305
Frame Shed	2006	120	B 100	1,075	Avq.	97%	100%	100%	1,043
Frame Garage	2007	616	B 100	11,039	Avq.	97%	100%	100%	10,708
Outbuilding Total									50,255

Acpt Land	33,900	Accepted Bldg	142,900	Total	176,800
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Oakland
 Name: SOMERS, LORRAINE G.

Valuation Report

07/15/2016

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Map/Lot:

004-021

Account: 3357 Card: 1 of 1

Location:

40 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2617P130

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.09	Acres-Rear Land 1-10	2,000.00	8,180	100%		8,180
Total Acres 4.09				Land Total		8,180
Acpt Land		8,200	Accepted Bldg		0	Total
						8,200

Valuation Report

Map/Lot:

004-021-1

Account: 3023 Card: 1 of 1

Location:

40 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4499P289

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000	
Total Acres 1.00						Land Total	27,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,096
Heating	100% Electric	Cooling	0% None	Heat	-2,688
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	TYPICAL	TYPICAL	Average	Typical	88,704	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	78,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1985	140	C 100	980	Avq.	80%	100%	100%	784	
Frame Shed	1985	64	D 100	358	Avq.	60%	100%	100%	215	
ONE STORY FRAME	1998	352	C 100	18,234	Avq.	96%	100%	100%	17,505	
Wood Deck	1997	176	D 100	1,183	Avq.	96%	100%	100%	1,136	
Frame Garage	1998	1120	C 100	15,680	Avq.	96%	100%	100%	15,053	
1,312 SFLA									Outbuilding Total	34,693

Acpt Land

27,000

Accepted Bldg

113,600

Total

140,600

Oakland
 Name: MAHEU, RAYMOND L.

Valuation Report

07/15/2016

Page 326

Map/Lot:

004-022

Account: 1325 Card: 1 of 1

Location:

54 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1571P187
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	30,000.00	24,187	100%		24,187
Total Acres 0.65						24,187

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,128 Sqft	Grade C 95	Base		84,365
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	564 Sqft, Grade C	Basement Gar	None	Fin Bsmt		7,501
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,640
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,596
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	96,102			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	78,804			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	336	C 95	2,681	Avq.	82%	100%	100%	2,198
Frame Garage	2014	900	B 100	16,128	Avq.	97%	100%	100%	15,644
1,128 SFLA						Outbuilding Total			17,842
Acpt Land		24,200	Accepted Bldg		96,600	Total		120,800	

Oakland
 Name: GENDREAU, EDWINA

Valuation Report

07/15/2016

Page 327

Map/Lot:

004-023

Account: 3025 Card: 1 of 1

Location:

48 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2618P192
 Reference 2 (Barn)
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.65	Acres-Rear Land 1-10	2,000.00	1,300	100%		1,300
Total Acres 1.65						Land Total
						25,300

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Barn	1940	567	D 100	7,620	Fair	50%	50%	100%	1,905	
Frame Shed	0			----- SOUND VALUE -----					200	
Outbuilding Total									2,105	

Acpt Land	25,300	Accepted Bldg	2,100	Total	27,400
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Oakland
 Name: WING, JEFFREY R.

Valuation Report

07/15/2016

Page 328

Map/Lot:

004-024

Account: 3024 Card: 1 of 1

Location:

LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/23/2009
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10087P142

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	24,200

Acpt Land 24,200 **Accepted Bldg** 0 **Total** 24,200

Neighborhood 5 SUMMER STREET...

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/01/1994
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4808P285

Reference 2

Tran/Land/Bldg 1 2 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
0.60	Acres-Rear Land 1-10	1,000.00	600	100%		600
Total Acres 1.60					Land Total	43,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1960	1200	D 100	40,320	Fair	63%	100%	100%	25,402
Frame Shed	1960	480	D 100	2,688	Fair	63%	100%	100%	1,693
COV LOAD DOCK...	2004	1680	B 100	45,158	Avg.	97%	100%	100%	43,803
						Outbuilding Total			70,898

Acpt Land 43,000 **Accepted Bldg** 70,900 **Total** 113,900

Oakland
 Name: SOMERS, LORRAINE G.

Valuation Report

07/15/2016

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Map/Lot:

004-026

Account: 1108 Card: 1 of 1

Location:

LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	01/06/2012
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10934P216

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.00	Acres-Rear Land 11-20	600.00	3,600	100%		3,600
Total Acres 16.00					Land Total	23,600

Acpt Land	23,600	Accepted Bldg	0	Total	23,600
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Oakland
 Name: MAYBERRY, DAVID E.

Valuation Report

07/15/2016

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Map/Lot: 004-027

Account: 1487 Card: 1 of 1

Location: 34 LIBBY HILL ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7730P333
 Reference 2 WORKSHOP+LAND
 Tran/Land/Bldg 1 2 25
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
10.00	Acres-Rear Land 1-10	1,000.00	10,000	100%		10,000
2.40	Acres-Rear Land 11-20	300.00	720	100%		720
Total Acres 13.40			Land Total			53,146

Commercial Description						
Occupancy Type	Office.....		Equipment Shop			
Class & Quality	Frame.....Avg.		Frame.....Good			
# Dwelling Units	0		0			
Exterior	Aluminum/Vinyl		Aluminum/Vinyl			
Stories & Height	1 STORY @ 10'		1 STORY @ 10'			
Heating/Cooling	Hot Water		Hot Water			
Built	1983		2003			
Remodeled	2003		0			
Base Cost/Sqft		43.35			15.91	
Heat-Cool/Sqft	+	10.44			5.04	
Total		53.79			20.95	
Size Factor	X	1.081			0.997	
Adjusted Cost/Sqft		58.15			20.89	
Total Square Feet	X	1,560			2,996	
Replacement Cost		90,714			62,586	
Condition	Average		Average			
% Good Physical	X	.86			.97	
Functional	X	1.00			1.00	
Subtotal		78,014			60,708	
Economic Factor	X 1.00		Total Value		138,722	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Carport/Canopy	2010	420	B 100	3.387	Avg.	97%	100%	100%	3,285	
Carport/Canopy	2010	720	B 100	5.806	Avg.	97%	100%	100%	5,632	
Frame Garage	2010	336	B 100	6.021	Avg.	97%	100%	100%	5,840	
4,556 SF						Outbuilding Total			14,757	

Acpt Land	53,100	Accepted Bldg	153,500	Total	206,600
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Oakland
 Name: MAYBERRY, JOSEPHINE F.

Valuation Report

07/15/2016

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Map/Lot:

004-027-1

Account: 3237 Card: 1 of 1

Location:

30 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7730P331
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	30,000.00	28,461 100%		28,460
Total Acres 0.90				Land Total	28,460

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 105	Base	156,250
Exterior	CLAPBOARD	Masonry Trim	992Sqft	Trim	5,600
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,842
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,258
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,822
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	GOOD	Above Average	Typical	172,772
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		91%	98%	100%	154,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	96	B 105	7,948	Avq+	91%	98%	100%	7,088
Open Frame Porch	1987	48	B 105	1,091	Avq+	91%	100%	100%	993
Wood Deck	1987	168	B 105	1,896	Avq+	91%	100%	100%	1,725
1.50 ST GARAGE..	1987	704	B 105	17,221	Avq+	91%	100%	100%	15,671
ONE STORY FRAME	1987	96	B 105	6,684	Avq+	91%	98%	100%	5,960
1,956 SFLA									
Outbuilding Total									31,437

Acpt Land	28,500	Accepted Bldg	185,500	Total	214,000
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Oakland
 Name: COLLINS, STEPHEN B.

Valuation Report

07/15/2016

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Map/Lot:

004-028

Account: 2664 Card: 1 of 1

Location:

LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2562P36

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,000.00	10,000	90%	Access	21,600
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	24,600

Acpt Land	24,600	Accepted Bldg	0	Total	24,600
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Valuation Report

Neighborhood 5	SUMMER STREET...	Sale Data
Zoning/Use	RURAL.....	Sale Date 12/03/2012
Topography	RollingAbove Street	Sale Price 0
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B11248P162
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
Total Acres 1.35			Land Total			30,700

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	546 Sqft	Grade C 100	Base		74,135
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,356
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-669
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1900	1998	TYPICAL	TYPICAL	Above Average	Typical	73,529					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)				
None		None		70%	100%	100%	51,470				
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
1 Story/BASEMENT	1900	476	C 100	29,322	Avq+	70%	100%	100%	20,525		
Unfinished Attic	1900	476	C 100	1,333	Avq.	65%	100%	100%	866		
Wood Deck	1985	112	C 100	941	Avq.	89%	100%	100%	837		
Open Frame Porch	1900	150	C 100	2,240	Avq+	70%	100%	100%	1,568		
1.75 ST BARN....	1900	728	C 100	15,288	Avq.	50%	50%	100%	3,822		
1,432 SFLA							Outbuilding Total		27,618		
Acpt Land				30,700		Accepted Bldg		79,100		Total	109,800

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2140P142
 Reference 2 B5347P160
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Access	24,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
6.50	Acres-Rear Land 11-20	600.00	3,900	100%		3,900	
Total Acres 17.50						Land Total	47,900

Dwelling Description

Replacement Cost New

Contemporary Exterior	One & 1/2 Story	546 Sqft	Grade C 95	Base	71,937
Dwelling Units	NOVELTY	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,822
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH	HEARTH	798
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	76,355
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence						Value
None						
Phys. %						Value
86%						
Func. %						Value
96%						
Econ. %						Value
100%						
Percent Good						Value
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
TWO STORY FRAME	1980	374	C 95	27,607	Avq.	86%	96%	100%	22,792
Res. Greenhouse	1980	84	C 95	1,341	Avq.	86%	100%	100%	1,153
ONE STORY FRAME	1980	601	C 95	29,575	Avq.	86%	96%	100%	24,417
Encl Frame Porch	1980	60	C 95	1,729	Avq.	86%	100%	100%	1,487
Wood Deck	1980	244	D 100	1,639	Avq.	86%	100%	100%	1,410
Frame Shed	1980			----- S O U N D V A L U E -----					400
1.75 ST GARAGE..	1980	672	C 95	12,513	Avq.	86%	100%	100%	10,761
Frame Shed	1980	176	C 100	1,232	Avq.	86%	100%	100%	1,060
Open Frame Porch	1980	60	C 95	931	Avq.	86%	100%	100%	801
ONE STORY FRAME	1980	80	C 95	3,937	Avq.	86%	96%	100%	3,251
2,248 SFLA									
Outbuilding Total									67,532

Acpt Land	47,900	Accepted Bldg	130,600	Total	178,500
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Oakland
 Name: COLLINS, STEPHEN B.

Valuation Report

07/15/2016

Page 336

Map/Lot:

004-030

Account: 2663 Card: 2 of 2

Location:

24 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2140P142

Reference 2 B5347P160

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2014	480	C 100	6,720	Avg.	97%	10%	100%	652	
2,248 SFLA									652	
Accpt Land									0	
				Accepted Bldg			700			Total
									700	

Oakland
Name: COLLINS, STEPHEN B.

Valuation Report

07/15/2016

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Map/Lot:

004-030

Account: 2663

Location:

24 LIBBY HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	47,900	130,600	178,500	47,900	130,600	178,500
2	0	700	700	0	700	700
TOTAL	47,900	131,300	179,200	47,900	131,300	179,200

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3041P333
 Reference 2 B6184P149
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.00	Acres-Frontage 1	4,000.00	4,000	100%		4,000
10.00	Acres-Rear Land 1-10	1,600.00	16,000	100%		16,000
10.00	Acres-Rear Land 11-20	480.00	4,800	100%		4,800
24.29	REAR2-Rear 21+	400.00	9,716	100%		9,716
Total Acres 45.79			Land Total			58,516

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1986	14X60	B 110	27,830	Avq.	55%	100%	100%	15,307
Frame Shed	1987	192	D 100	1,075	Avq.	90%	100%	100%	968
Wood Deck	2004	96	B 100	1,032	Avq.	97%	100%	100%	1,001
MH SLAB.....	1986	840	C 100	2,940	Avq.	89%	100%	100%	2,617
ONE STORY FRAME	1996	320	C 100	16,576	Avq.	95%	100%	100%	15,747
Wood Deck	2006	288	B 100	3,097	Avq.	97%	100%	100%	3,004
1,160 SFLA						Outbuilding Total			38,644
Acpt Land		58,500	Accepted Bldg		38,600	Total		97,100	

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/30/2007
 Sale Price 224,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9300P243

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.95	Acres-Frontage 1	5,000.00	4,750	100%		4,750
2.05	Acres-Rear Land 1-10	2,000.00	4,100	100%		4,100
Total Acres 4.00			Land Total			38,850

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,366 Sqft	Grade B 110	Base	145,680
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	790 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	19,515
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,739
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,346
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	182,516
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	177,041

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	2006	16	B 110	1,168	Avq.	97%	100%	100%	1,133
1SFr Overhanq	2006	26	B 110	1,896	Avq.	97%	100%	100%	1,839
1SFr Overhanq	2006	50	C 100	2,590	Avq.	97%	100%	100%	2,512
Wood Deck	2006	144	B 100	1,548	Avq.	97%	100%	100%	1,502
Frame Shed	2008	120	B 100	1,075	Avq.	97%	100%	100%	1,043
Frame Garage	2009	1008	B 100	18,063	Avq.	97%	100%	100%	17,521
Wood Deck	2009	360	B 100	3,871	Avq.	97%	100%	100%	3,755
Jacuzzi #	2012	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,458 SFLA						Outbuilding Total			32,700

Acpt Land

38,900

Accepted Bldg

209,700

Total

248,600

Oakland
 Name: SOMERS, LORRIANE G.

Valuation Report

07/15/2016

Page 340

Map/Lot:

004-032

Account: 3022 Card: 1 of 1

Location:

LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/06/2015
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1 B11951P325

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
1.00	REAR2-Rear 21+	500.00	500	100%		500
Total Acres 21.00					Land Total	26,500

Acpt Land 26,500 **Accepted Bldg** 0 **Total** 26,500

Oakland
 Name: JUNIPERS OWNERS ASSN., THE

Valuation Report

07/15/2016

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Map/Lot: 004-033

Account: 190 Card: 1 of 1

Location: COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3839P138
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	600.00	6,000	20%	Vacancy	4,800	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
11.02	REAR2-Rear 21+	500.00	5,510	100%		5,510	
Total Acres 32.02					Land Total	36,310	
Acpt Land		36,300	Accepted Bldg		0	Total	36,300

Valuation Report

Account: 407 Card: 1 of 1

Location: 41 ROSSWOOD GREEN LANE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10418P186
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 02/01/2002
 Sale Price 14,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	30,000.00	25,632	100%		25,632
0.18	REAR2-Rear 21+	500.00	90	100%		90
Total Acres 0.91			Land Total			25,722

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 110	Base	171,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0%	Heat	6,994
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,987
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	193,344
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	180,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2002	180	B 110	15,613	Avq.	97%	96%	100%	14,539
Open Frame Porch	2002	80	B 110	1,774	Avq.	97%	100%	100%	1,721
Frame Garage	2002	728	B 110	14,350	Avq.	97%	100%	100%	13,919
Wood Deck	2002	300	B 110	3,548	Avq.	97%	100%	100%	3,442
Swimming Pool	2004	648	B 100	8,960	Avq.	97%	100%	100%	8,691
Patio	2004	432	B 100	1,548	Avq.	97%	100%	100%	1,502
Frame Shed	2005	168	B 110	1,656	Avq.	97%	100%	100%	1,606
2,196 SFLA									45,420

Acpt Land 25,700 **Accepted Bldg** 225,500 **Total** 251,200

Oakland
 Name: DUBORD, FRANCES B.

Valuation Report

07/15/2016

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Map/Lot:

004-033-2

Account: 770 Card: 1 of 1

Location:

ROSSWOOD GREEN LANE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/13/2002
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6946P251

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.45	Acres-Rear Land 1-10	2,000.00	2,900	100%		2,900
0.18	REAR2-Rear 21+	500.00	90	100%		90
Total Acres 2.63					Land Total	26,990

Acpt Land 27,000 **Accepted Bldg** 0 **Total** 27,000

Oakland
 Name: DUBORD, FRANCES B.

Valuation Report

07/15/2016

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Map/Lot: 004-033-3

Account: 424 Card: 1 of 1

Location: 49 ROSSWOOD GREEN LANE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7642P083
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 09/18/2003
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	30,000.00	25,807	100%		25,807
0.18	REAR2-Rear 21+	500.00	90	100%		90
Total Acres 0.92			Land Total			25,897

Dwelling Description

Replacement Cost New

Conventional	One Story	2,232 Sqft	Grade A 100	Base	250,898
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,799
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,500
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	274,965
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	256,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	108	A 100	2,643	Avq.	97%	100%	100%	2,564
Open Frame Porch	2004	678	A 100	15,411	Avq.	97%	100%	100%	14,949
3/4S AD/GAR.....	2004	624	A 100	51,367	Avq.	97%	100%	100%	49,826
Frame Shed	2005	320	A 100	3,584	Avq.	97%	100%	100%	3,476
2,232 SFLA									70,815
Outbuilding Total									70,815

Acpt Land 25,900 **Accepted Bldg** 326,900 **Total** 352,800

Valuation Report

Account: 4580 Card: 1 of 1

Location: 75 ROSSWOOD GREEN LANE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 09/17/2010
 Sale Price: 24,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10535P118 JT

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.58	Acres-Rear Land 1-10	2,000.00	3,160	100%		3,160	
0.35	REAR2-Rear 21+	500.00	175	100%		175	
Total Acres 2.93						Land Total	33,335

Dwelling Description

Replacement Cost New

Ranch	One Story	2,317 Sqft	Grade A 100	Base	259,276
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-38,926
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,135
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,595
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Average	Typical	238,800			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	96% 100%	222,371			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.50 ST GARAGE..	2011	676	A 100	19,685	Avq.	97%	100%	100%	19,094
Open Frame Porch	2011	96	A 100	2,374	Avq.	97%	100%	100%	2,303
Open Frame Porch	2011	48	A 100	1,299	Avq.	97%	100%	100%	1,260
Patio	2011	192	C 100	538	Avq.	97%	100%	100%	522
2,317 SFLA									23,179
Outbuilding Total									23,179
Acpt Land		33,300	Accepted Bldg		245,600	Total			278,900

Oakland
 Name: FORSLEY, LISA S., DEV. OF

Valuation Report

07/15/2016

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Map/Lot:

004-033-4-2

Account: 4581 Card: 1 of 1

Location:

ROSSWOOD GREEN LANE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private

Sale Data
 Sale Date 10/01/2013
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B11528P171

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.21	Acres-Rear Land 1-10	2,000.00	420	100%		420
0.35	REAR2-Rear 21+	500.00	175	100%		175
Total Acres 1.56					Land Total	24,595

Acpt Land 24,600 **Accepted Bldg** 0 **Total** 24,600

Oakland
 Name: FORSLEY, RICHARD N.

Valuation Report

07/15/2016

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Map/Lot:

004-033-4-3

Account: 4582 Card: 1 of 1

Location:

ROSSWOOD GREEN LANE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private

Sale Data
 Sale Date 09/17/2015
 Sale Price 65,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B12105P164

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.69	Acres-Rear Land 1-10	2,000.00	5,380	100%		5,380
0.35	REAR2-Rear 21+	500.00	175	100%		175
Total Acres 4.04			Land Total			29,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Frame Shed	2008	120	C 100	840	Avq.	97%	100%	100%		815
Outbuilding Total										815

Acpt Land 29,600 **Accepted Bldg** 800 **Total** 30,400

Valuation Report

Neighborhood 7 WEBB ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	02/15/2002
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6831P036

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.22	Acres-Frontage 1	5,000.00	6,100	81%	Excess Frt	4,941
4.81	Acres-Rear Land 1-10	2,000.00	9,620	100%		9,620
Total Acres 7.03			Land Total			44,561

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 110	Base	160,481
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,120
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	171,332
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	164,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	288	B 110	5,873	Avq.	97%	100%	100%	5,697
1 Story/BASEMENT	2003	112	B 110	9,715	Avq.	97%	99%	100%	9,330
Open Frame Porch	2003	32	B 110	829	Avq.	97%	100%	100%	804
1.50 ST GARAGE..	2005	1008	B 100	23,482	Avq.	97%	100%	100%	22,778
Wood Deck	2005	264	B 100	2,839	Avq.	97%	100%	100%	2,754
Frame Garage	2007	420	B 100	7,526	Avq.	97%	100%	100%	7,300
1,876 SFLA									
Outbuilding Total									48,663

Acpt Land	44,600	Accepted Bldg	213,200	Total	257,800
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Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 04/01/2000
 Sale Price 7,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6185P100
 Reference 2 B11541P209 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
1.33	Acres-Rear Land 1-10	1,500.00	1,995	70%	Topography	1,397	
Total Acres 1.83						Land Total	23,897

Dwelling Description

Replacement Cost New

Conventional	Two Story	896 Sqft	Grade C 100	Base	111,770
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,415
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	2015	GOOD	GOOD	Average	Typical	108,457			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	97%	97%	90%	91,842				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1990	240	C 100	2,016	Avq.	92%	100%	90%	1,670
Frame Shed	1990	264	C 100	1,848	Avq.	92%	100%	90%	1,530
Wood Deck	2012	364	B 100	3,914	Avq.	97%	100%	90%	3,417
ONE STORY FRAME	2012	364	C 110	20,741	Avq.	97%	97%	90%	17,564
Jacuzzi #	2012	1	C 100	3,500	Avq.	97%	100%	90%	3,056
2 STORY GARAGE	2002	1176	B 100	31,611	Avq.	97%	100%	90%	27,597
Carport/Canopy	2009	494	C 100	3,112	Avq.	97%	100%	90%	2,717
Frame Shed	2002	32	C 100	224	Avq.	97%	100%	90%	195
2,156 SFLA							Outbuilding Total		57,746

Acpt Land 23,900 **Accepted Bldg** 149,600 **Total** 173,500

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Private

Sale Data
Sale Date 06/10/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1146P71
Reference 2 LIFE ESTATE B6475P128
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Access	20,250	
0.70	Acres-Rear Land 1-10	1,500.00	1,050	100%		1,050	
Total Acres 1.20						Land Total	21,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	464 Sqft	Grade C 100	Base	62,273
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-2,274
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,715
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1960	TYPICAL	TYPICAL	Average	Typical	63,814
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				65%	97%	100%
						40,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	384	C 100	23,654	Avq.	65%	97%	100%	14,914
Wood Deck	1960	120	C 100	1,008	Avq.	65%	100%	100%	655
1 Story/BASEMENT	1960	21	C 100	1,294	Avq.	65%	97%	100%	816
Encl Frame Porch	1960	60	C 100	1,820	Avq.	65%	100%	100%	1,183
Frame Shed	1960	120	C 100	840	Avq.	74%	100%	100%	622
1.50 ST GARAGE..	1960	576	C 100	10,483	Avq.	74%	100%	100%	7,757
1,101 SFLA									
Outbuilding Total									25,947

Acpt Land 21,300 **Accepted Bldg** 66,200 **Total** 87,500

Oakland
 Name: KITCHIN, RANDY S.

Valuation Report

07/15/2016

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Map/Lot:

005-003

Account: 1122 Card: 1 of 1

Location:

17 WILSON COURT

Neighborhood 11 OLD WATERVILLERD

Sale Data

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Date 05/03/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11027P199

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	22,500.00	20,375	90%	Access	18,337
Total Acres 0.41						18,337

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1984	14X70	C 100	25.140	Avg.	55%	100%	100%	13.827
Wood Deck	1984	160	C 100	1.344	Avg.	88%	100%	100%	1.183
Frame Shed	1990	100	D 100	560	Avg.	92%	100%	100%	515
980 SFLA									15,525

Acpt Land	18,300	Accepted Bldg	15,500	Total	33,800
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Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1460P371
 Reference 2 B11541P211 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 64 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.33	Acres-Rear Land 1-10	1,500.00	495	100%		495	
Total Acres 0.83						Land Total	22,995

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,086 Sqft	Grade C 100	Base	135,793
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,561
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,352
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	Floor & Stairs			Attic	3,041
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1896	1960	TYPICAL	TYPICAL	Below Average	Typical	144,665			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	60%	80%	90%	62,495				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
2 Story/BASEMENT	1896	16	C 100	1,400	Avq-	60%	80%	90%	605
Encl Frame Porch	1896	230	C 100	6,580	Avq-	60%	100%	90%	3,553
Open Frame Porch	1896	32	C 100	588	Avq-	60%	100%	90%	318
1.75.ST ATT SHED	1896	288	C 100	2,822	Avq-	60%	75%	90%	1,143
1.50 ST ATT SHED	1896	256	C 100	2,330	Avq-	60%	75%	90%	943
1.50 ST BARN....	1896	1240	D 100	19,443	Avq-	50%	30%	90%	2,625
1 ST BARN.....	2014	640	A 100	17,203	Avq.	97%	100%	90%	15,018
2,204 SFLA									
						Outbuilding Total			24,205
Acpt Land		23,000	Accepted Bldg		86,700	Total			109,700

Oakland
 Name: PULLEN, CHARLES E.

Valuation Report

07/15/2016

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Map/Lot:

005-005

Account: 229 Card: 1 of 1

Location:

OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3910P328
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	18,000
5.62	Acres-Rear Land 1-10	1,500.00	8,430	100%		8,430
Total Acres 6.12					Land Total	26,430

Acpt Land	26,400	Accepted Bldg	0	Total	26,400
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Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1 B3508P161
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.67	Acres-Rear Land 1-10	1,500.00	2,505	100%		2,505
Total Acres 2.17			Land Total			25,005

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	705 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	97,967
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	99%	100%	88,258	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2004	720	C 100	53,424	Avq.	97%	99%	100%	51,303
Wood Deck	1988	192	C 100	1,613	Avq.	91%	100%	100%	1,468
1SFr Overhanq	1988	29	C 100	1,502	Avq.	91%	99%	100%	1,353
Wood Deck	1998	216	C 100	1,814	Avq.	96%	100%	100%	1,741
Jacuzzi #	2001	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2015	140	B 100	1,254	Avq.	97%	100%	100%	1,216
1,757 SFLA									
Outbuilding Total									60,476

Acpt Land

25,000

Accepted Bldg

148,700

Total

173,700

Valuation Report

Account: 1783 Card: 1 of 1

Location: 36 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data	
Sale Date	01/01/1998
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5537P292
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 26 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.46	Acres-Rear Land 1-10	1,500.00	690	100%		690
Total Acres 0.96			Land Total			23,190

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	96,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	250 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Average	Typical	107,112
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	85,690	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1969	200	C 100	5,740	Avq.	80%	100%	100%	4,592
1S GAR/BSMT.....	1969	576	C 100	11,290	Avq.	80%	100%	100%	9,032
Frame Shed	1969	192	C 100	1,344	Avq.	80%	100%	100%	1,075
Wood Deck	1980	450	C 100	3,780	Avq.	86%	100%	100%	3,251
1,248 SFLA									17,950

Acpt Land	23,200	Accepted Bldg	103,600	Total	126,800
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

005-006-18

Account: 4449 Card: 1 of 1

Location:

OAK FOREST DRIVE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 1.27				Land Total		24,540
Acpt Land		24,500	Accepted Bldg		0	Total
						24,500

Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

Page 357

Map/Lot:

005-006-19

Account: 4450 Card: 1 of 1

Location:

OAK FOREST DRIVE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49					Land Total	24,980

Acpt Land	25,000	Accepted Bldg	0	Total	25,000
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

Page 358

Map/Lot:

005-006-20

Account: 4451 Card: 1 of 1

Location:

OAK FOREST DRIVE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.57	Acres-Frontage 1	5,000.00	2,850	100%	Excess Frt	2,850
Total Acres 1.57					Land Total	26,850

Acpt Land	26,900	Accepted Bldg	0	Total	26,900
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

Page 359

Map/Lot:

005-006-21

Account: 4452 Card: 1 of 1

Location:

OAK FOREST DRIVE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.53	Acres-Rear Land 1-10	2,000.00	1,060	100%		1,060
Total Acres 1.53					Land Total	25,060

Acpt Land	25,100	Accepted Bldg	0	Total	25,100
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 4453 Card: 1 of 1

Map/Lot:
 Location:

005-006-22
 BRODIE'S PATH

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.10	Acres-Frontage 1	5,000.00	500	100%	Excess Frt	500
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960
Total Acres 1.58					Land Total	25,460

Acpt Land	25,500	Accepted Bldg	0	Total	25,500
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 4456 Card: 1 of 1

Map/Lot:
 Location:

005-006-25
 BRODIE'S PATH

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	5,000.00	500	50%	Access	12,000
0.16	Acres-Frontage 1	5,000.00	800	100%		800
0.46	Acres-Rear Land 1-10	2,000.00	920	100%		920
Total Acres 1.62					Land Total	13,720

Acpt Land	13,700	Accepted Bldg	0	Total	13,700
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Oakland
 Name: FABIAN PREFERRED PROPERTIES, LLC

Valuation Report

07/15/2016

Page 362

Map/Lot:

005-006-26

Account: 4488 Card: 1 of 1

Location: NATURE'S WAY,OAK FOREST

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8170P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.56	Acres-Rear Land 1-10	2,000.00	7,120	80%		5,696
Total Acres 3.56				Land Total		5,696
Acpt Land		5,700	Accepted Bldg		0	Total
						5,700

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1997
 Sale Price 77,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5442P145
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.15	Acres-Rear Land 1-10	1,500.00	225	100%		225
Total Acres 0.65			Land Total			22,725

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	71,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	144	C 100	7,459	Good	88%	100%	100%	6,564
Frame Garage	1975	576	C 100	8,064	Good	88%	100%	100%	7,096
Frame Shed	1975	192	C 100	1,344	Good	88%	100%	100%	1,183
1,104 SFLA									
Outbuilding Total									14,843

Acpt Land 22,700 **Accepted Bldg** 86,000 **Total** 108,700

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
Topography LevelBelow Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 09/06/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B11508P33
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.48	Acres-Rear Land 1-10	1,500.00	2,220	100%		2,220
Total Acres 1.98			Land Total			24,720

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 105	Base	114,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,310
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	7,056
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	125,972
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	91% 100%	96,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S GAR/BSMT.....	2000	484	C 110	10,436	Avq.	97%	100%	100%	10,123
Frame Garage	1976	384	D 100	4,301	Avq.	84%	100%	100%	3,613
Swimming Pool	1997	800	C 100	7,000	Avq.	96%	100%	100%	6,720
Patio	1997	600	C 100	1,680	Avq.	96%	100%	100%	1,613
Frame Shed	2015	140	B 100	1,254	Avq.	97%	100%	100%	1,216
1,666 SFLA									23,285
Outbuilding Total									23,285

Acpt Land	24,700	Accepted Bldg	119,600	Total	144,300
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Valuation Report

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
Topography LevelBelow Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 08/22/2011
Sale Price 134,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10814P093
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.43	Acres-Rear Land 1-10	1,500.00	645	100%		645
Total Acres 0.93			Land Total			23,145

Dwelling Description

Replacement Cost New

Ranch	One Story	1,440 Sqft	Grade C 105	Base	113,425
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,234
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Above Average	Typical	111,837			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		85%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1975	780	C 105	11,466	Avq+	85%	100%	100%	9,746
Frame Shed	1980	160	C 100	1,120	Avq.	86%	100%	100%	963
1,440 SFLA									
Outbuilding Total								10,709	

Accpt Land 23,100 **Accepted Bldg** 105,800 **Total** 128,900

Oakland
 Name: MURPHY, JOHN J. & AMY K.

Valuation Report

07/15/2016

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Map/Lot:

005-010

Account: 230 Card: 1 of 1

Location:

MAYLAND STREET

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
 Topography RollingBelow Street
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6375P047
 Reference 2

Sale Data	
Sale Date	12/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,500.00	645	80%	Topoqraphv	16,200
0.33	Acres-Rear Land 1-10	1,500.00	495	100%		495
Total Acres 0.83					Land Total	16,695

Acpt Land 16,700 **Accepted Bldg** 0 **Total** 16,700

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
Topography LevelBelow Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 04/16/2015
Sale Price 172,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11957P274
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.41	Acres-Rear Land 1-10	1,500.00	615	100%		615
Total Acres 0.91					Land Total	23,115

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	988 Sqft	Grade C 100	Base	112,253
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	494 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	8,316
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,260
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	127,349
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	98% 100%	111,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1988	762	C 100	13,868	Avq.	89%	100%	100%	12,343
1 Story/BASEMENT	2001	180	C 110	12,197	Avq.	97%	98%	100%	11,594
1 Story/BASEMENT	2001	144	C 110	9,758	Avq.	97%	98%	100%	9,276
Open Frame Porch	2001	72	C 100	1,148	Avq.	97%	100%	100%	1,114
2,053 SFLA									
Outbuilding Total									34,327

Acpt Land 23,100 **Accepted Bldg** 145,400 **Total** 168,500

Valuation Report

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
Topography LevelAbove Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 11/13/2014
Sale Price 165,750
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11856P035
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.52	Acres-Rear Land 1-10	1,500.00	2,280	100%		2,280
Total Acres 2.02					Land Total	24,780

Dwelling Description

Replacement Cost New

Ranch	One Story	1,532 Sqft	Grade C 110	Base	125,060
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	88% Hot Water BB	Cooling	0% None	Heat	2,592
Rooms	5	HEARTHS	THREE HEARTHS	HEARTHS	2,772
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	133,196
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	117,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1983	80	C 110	4,558	Avq.	88%	100%	100%	4,011
Frame Garage	1983	520	C 110	8,008	Avq.	88%	100%	100%	7,047
1.50 ST GARAGE..	1983	520	C 110	10,410	Avq.	88%	100%	100%	9,161
OPEN PORCH/BSMT	1983	30	C 110	809	Avq.	88%	100%	100%	712
Frame Garage	2001	168	C 110	2,587	Avq.	97%	100%	100%	2,509
1,612 SFLA									23,440

Acpt Land 24,800 **Accepted Bldg** 140,700 **Total** 165,500

Valuation Report

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
Topography RollingAbove Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 09/10/2015
Sale Price 172,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12101P98
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.31	Acres-Rear Land 1-10	1,500.00	465	100%		465
Total Acres 0.81			Land Total			22,965

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	884 Sqft	Grade B 100	Base	122,761
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% Heat Pump	Heat	2,376
Rooms	7	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	2015	GOOD	GOOD	Good	Typical	129,438			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		98%	98% 100%	124,312			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2010	252	B 100	19,870	Good	98%	98%	100%	19,084
ONE STORY FRAME	2014	336	C 100	17,405	Avq.	97%	98%	100%	16,545
3/4S AD/GAR.....	2015	784	B 100	51,631	Avq.	97%	100%	100%	50,082
1,914 SFLA									
Outbuilding Total									85,711

Acpt Land 23,000 **Accepted Bldg** 210,000 **Total** 233,000

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2313P161
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.22	Acres-Rear Land 1-10	1,500.00	330	100%		330
Total Acres 0.72			Land Total			22,830

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,144 Sqft	Grade C 100	Base	89,790
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	352 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	6,821
Heating	100% Electric	Cooling	0% None	Heat	-3,203
Rooms	7	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	96,768
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	85,156	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	320	C 100	16,576	Avq+	88%	100%	100%	14,587
Wood Deck	1980	192	C 100	1,613	Avq+	88%	100%	100%	1,419
1.25 ST GARAGE..	2000	400	C 100	6,440	Avq.	97%	100%	100%	6,247
1,464 SFLA									
Outbuilding Total									22,253

Acpt Land	22,800	Accepted Bldg	107,400	Total	130,200
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Oakland
 Name: QUIRION, BEVERLY J.

Valuation Report

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Map/Lot: 005-016

Account: 248 Card: 1 of 1

Location: 23 MAYLAND STREET

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2228P175 JT
 Reference 2 SEPTIC GRANT 10/22/97
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.35	Acres-Rear Land 1-10	1,500.00	525	100%		525	
Total Acres 0.85						Land Total	23,025

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTHS	THREE HEARTHS		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	TYPICAL	TYPICAL	Below Average	Typical	83,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	69,635		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1979	336	D 100	1,882	Avq-	83%	100%	100%	1,562
1,008 SFLA						Outbuilding Total			1,562

Acpt Land 23,000 **Accepted Bldg** 71,200 **Total** 94,200

Oakland
 Name: LARLEE, BRENDA L.

Valuation Report

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Map/Lot: 005-017

Account: 2703 Card: 1 of 1

Location: 17 MAYLAND STREET

Neighborhood 14 MAYLAND STREET..

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3245P183
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.19	Acres-Rear Land 1-10	1,500.00	285	100%		285
Total Acres 0.69			Land Total			22,785

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	91,762
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-12,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,528
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	75,726
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	62,853	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	144	C 100	1,210	Avq.	83%	100%	100%	1,004
Frame Garage	1985	576	C 100	8,064	Avq.	89%	100%	100%	7,177
Frame Garage	2001			----- S O U N D V A L U E -----					300
1.75 ST GARAGE..	2012	576	B 100	14,451	Avq.	97%	90%	100%	12,615
1,176 SFLA									21,096
Outbuilding Total									21,096

Acpt Land 22,800 **Accepted Bldg** 83,900 **Total** 106,700

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 07/08/2014
Sale Price 27,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B11738P057
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.48	Acres-Rear Land 1-10	1,500.00	720	100%		720
Total Acres 0.98			Land Total			23,220

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	768 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	95,146 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,226
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1970	TYPICAL	TYPICAL	Average	Typical	93,600
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		65%	90% 100%	54,756
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1970	64	C 100	538	Avq.	315
Open Frame Porch	1970	80	C 100	1,260	Avq.	737
1 ST ATT.SHED...	1970	160	C 100	1,120	Avq.	655
1,344 SFLA						1,707
Outbuilding Total						1,707

Acpt Land 23,200 **Accepted Bldg** 56,500 **Total** 79,700

Valuation Report

Account: 812 Card: 1 of 1

Location: 48 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/25/2013
 Sale Price 92,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11576P293
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
3.69	Acres-Rear Land 1-10	1,500.00	5,535	100%		5,535
Total Acres 4.19			Land Total			28,035

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story WOOD SHINGLE 1 OTHER Units-0	1,116 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	114,485 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,687
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	2,344
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1913	0	OLD TYPE	Old Type	Below Average	Typical	115,082
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
OTHER.....	None	60%	90%	100%	62,144	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1913	252	C 100	3,668	Avq-	60%	100%	100%	2,201
Frame Shed	1960	96	D 100	538	Avq-	70%	100%	100%	377
1.75 ST BARN....	1913	1020	C 100	21,420	Avq-	40%	50%	100%	4,284
1,674 SFLA						Outbuilding Total			6,862

Acpt Land 28,000 **Accepted Bldg** 69,000 **Total** 97,000

Valuation Report

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/20/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1483P594
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
7.14	Acres-Rear Land 1-10	1,500.00	10,710	100%		10,710
Total Acres 7.64			Land Total			33,210

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	624 Sqft	Grade C 100	Base	82,479
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Floor & Stairs			Attic	1,747
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1866	1960	TYPICAL	TYPICAL	Average	Typical	86,816
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	98% 100%	55,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1866	144	C 100	7,459	Avq.	65%	98%	100%	4,751
1.75 Story/BSMT	1866	416	C 100	34,245	Avq.	65%	98%	100%	21,814
ONE STORY FRAME	1866	81	C 100	4,196	Avq.	65%	98%	100%	2,672
Encl Frame Porch	1866	153	C 100	4,424	Avq.	65%	100%	100%	2,876
Frame Shed	1866	280	C 100	1,960	Avq.	65%	100%	100%	1,274
1 ST BARN.....	1866	93	C 100	1,562	Avq-	40%	50%	100%	312
1.75 ST BARN....	1866	775	C 100	16,275	Avq-	40%	50%	100%	3,255
Frame Garage	1960	600	D 100	6,720	Avq.	74%	100%	100%	4,973
2,045 SFLA						Outbuilding Total			41,927

Acpt Land 33,200 **Accepted Bldg** 97,200 **Total** 130,400

Valuation Report

Account: 3052 Card: 1 of 1

Location: 68 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 07/15/2015
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12042P164
 Reference 2 R/W B3981P258
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Access	20,250
0.88	Acres-Rear Land 1-10	1,500.00	1,320	100%		1,320
Total Acres 1.38						Land Total 21,570

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	87,627
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	80,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	100	C 100	5,180	Avq.	92%	100%	100%	4,766
Wood Deck	1990	115	C 100	966	Avq.	92%	100%	100%	889
Frame Shed	1990	144	C 100	1,008	Avq.	92%	100%	100%	927
Frame Shed	1990	256	D 100	1,434	Avq.	92%	100%	100%	1,319
Frame Garage	2001	704	C 100	9,856	Avq.	97%	100%	100%	9,560
1,140 SFLA									Outbuilding Total 17,461

Acpt Land 21,600 **Accepted Bldg** 98,100 **Total** 119,700

Oakland
 Name: ST. PETER, GLENN A.

Valuation Report

07/15/2016

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Map/Lot:

005-020-2

Account: 3250 Card: 1 of 1

Location: 56 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/22/2004
 Sale Price 21,200
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8172P275

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
0.38	Acres-Frontage 1	3,750.00	1,425	100%		1,425
Total Acres 1.38			Land Total			33,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1980	14X56	D 100	15.782	Fair	35%	100%	100%	5,524
1.75 ST SHED....	2009	256	C 100	2.509	Avg.	97%	100%	100%	2,434
Frame Shed	2010	160	C 100	1.120	Avg.	97%	100%	100%	1,086
784 SFLA						Outbuilding Total			9,044

Acpt Land 33,200 **Accepted Bldg** 9,000 **Total** 42,200

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/03/2004
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B7976P170
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.00	Acres-Frontage 1	3,750.00	3,750	100%		3,750
5.70	Acres-Rear Land 1-10	1,500.00	8,550	100%		8,550
Total Acres 7.20						Land Total 34,800

Dwelling Description

Replacement Cost New

Garrison	Two Story	900 Sqft	Grade C 110	Base	123,354
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,879
Rooms	11	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	Floor & Stairs			Attic	2,772
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1985	GOOD	GOOD	Above Average	Typical	134,239
Functional Obsolescence						Value(Rcnld)
None						87,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1900	425	C 110	36,064	Avq+	70%	93%	100%	23,478
ONE STORY FRAME	1900	289	C 110	16,467	Avq+	70%	93%	100%	10,720
Patio	2005	448	B 100	1,606	Avq.	97%	100%	100%	1,558
Encl Frame Porch	2012	640	B 100	23,117	Avq.	97%	100%	100%	22,423
1.50 ST BARN....	2004	1140	B 100	28,601	Avq.	97%	100%	100%	27,743
Swimming Pool	1985	1	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Garage	1998	576	C 100	8,064	Avq.	96%	100%	100%	7,741
Unfinished Attic	1900	289	C 110	890	Avq.	65%	100%	100%	578
1 ST BARN.....	2008	560	B 100	12,043	Avq.	97%	100%	100%	11,682
2,727 SFLA									Outbuilding Total 112,853

Acpt Land 34,800 **Accepted Bldg** 200,200 **Total** 235,000

Oakland
 Name: VARNUM, MARK

Valuation Report

07/15/2016

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Map/Lot: 005-021

Account: 471 Card: 2 of 2

Location: 82 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/03/2004
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B7976P170

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2007	100	B 100	896	Ava.	97%	100%	100%	869
Wood Deck	2007	256	B 100	2,752	Ava.	97%	100%	100%	2,669
Frame Shed	2007	400	B 100	3,584	Ava.	97%	100%	100%	3,476
ONE STORY FRAME	2008	160	B 100	10,609	Ava.	97%	100%	100%	10,291
Wood Deck	2008	100	B 100	1,075	Ava.	97%	100%	100%	1,043
Wood Deck	2013	294	C 100	2,470	Ava.	97%	100%	100%	2,396
2,887 SFLA									
						Outbuilding Total			20,744
Accpt Land			0	Accepted Bldg		20,700	Total		20,700

Oakland
Name: VARNUM, MARK

Valuation Report

07/15/2016

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Map/Lot:

005-021

Account: 471

Location:

82 OLD WATERVILLE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	34,800	200,200	235,000	34,800	200,200	235,000
2	0	20,700	20,700	0	20,700	20,700
TOTAL	34,800	220,900	255,700	34,800	220,900	255,700

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography RollingBelow Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 01/10/2006
Sale Price 160,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8762P317
Reference 2 B10305P345
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.16	Acres-Rear Land 1-10	1,500.00	240	100%		240
Total Acres 0.66						Land Total 22,740

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,440 Sqft	Grade C 100	Base	108,024
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,548
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Full Finished			Attic	23,660
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Average	Typical	134,224
Functional Obsolescence						Value(Rcnld)
None						95,299

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1955	198	C 100	5,684	Avq.	71%	100%	100%	4,036	
Wood Deck	1955	54	C 100	454	Avq.	71%	100%	100%	322	
GREENHOUSE.....	1970	150	C 100	1,680	Avq.	71%	100%	100%	1,193	
Frame Garage	1970	576	C 100	8,064	Avq.	80%	100%	100%	6,451	
Unfin Basement	1970	576	C 100	5,645	Avq.	80%	100%	100%	4,516	
Wood Deck	2003	288	B 100	3,097	Avq.	97%	100%	100%	3,004	
Wood Deck	2006	198	B 100	2,129	Avq.	97%	100%	100%	2,065	
Patio	1955	360	C 100	1,008	Avq.	71%	100%	100%	716	
1,440 SFLA									Outbuilding Total 22,303	

Acpt Land	22,700	Accepted Bldg	117,600	Total	140,300
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Neighborhood 12 TUKEY ROAD

Zoning/Use SUBURBAN.....
 Topography RollingBelow Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8756P058
 Reference 2 B8901P292
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 12 0 Land Schedule 1

Sale Data
 Sale Date 12/30/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	22,500.00	19,871	100%		19,871
Total Acres 0.39						19,871

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Average	Typical	81,661
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	63,696

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1966	300	C 100	2,520	Avq.	78%	100%	100%	1,966
Frame Shed	1970	120	D 100	672	Avq.	77%	100%	100%	517
1S GAR/BSMT.....	1997	524	C 100	10,270	Avq.	96%	100%	100%	9,859
960 SFLA						Outbuilding Total			12,342

Acpt Land 19,900 **Accepted Bldg** 76,000 **Total** 95,900

Neighborhood 12 TUKEY ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/08/2014
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Conventional
 Verified: Public Record
 Validity: Related Parties

Reference 1: B11683P56
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Frontage 1	5,000.00	1,500	100%		1,500
Total Acres 1.30			Land Total			31,500

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-10,192
Fin. Basement Area	100 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,120
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	3	Plumbing	5,040
Attic	Floor & Stairs			Attic	2,912
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	85,667
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	66,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1967	448	C 100	27,597	Avq.	78%	100%	100%	21,526
Encl Frame Porch	1967	120	C 100	3,500	Avq.	78%	100%	100%	2,730
Frame Garage	1967	576	C 100	8,064	Avq.	78%	100%	100%	6,290
Frame Shed	1967	96	C 100	672	Avq.	78%	100%	100%	524
Frame Shed	1967	64	C 100	448	Avq.	78%	100%	100%	349
Frame Shed	1967	160	C 100	1,120	Avq.	78%	100%	100%	874
AV POLE SHED....	1967	160	D 100	717	Avq.	78%	100%	100%	559
1,488 SFLA									32,852

Acpt Land	31,500	Accepted Bldg	99,700	Total	131,200
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Oakland
 Name: RANCOURT, CINDEA C.

Valuation Report

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 005-024-01
 TUKEY ROAD

Account: 3507 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5089P149

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.30	Acres-Frontage 1	5,000.00	1,500	100%		1,500	
Total Acres 1.30				Land Total		25,500	
Acpt Land		25,500	Accepted Bldg		0	Total	25,500

Oakland
 Name: RANCOURT, CINDEA

Valuation Report

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 005-025
 TUKEY ROAD

Account: 921 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
 Topography Below StreetSwampy
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1786P166

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
1.50	Acres-Rear Land 1-10	2,000.00	3,000	70%	Topography	2,100	
Total Acres 2.50					Land Total	26,100	
Acpt Land		26,100	Accepted Bldg		0	Total	26,100

Neighborhood 12 TUKEY ROAD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1 B1905P127
Reference 2 B5564P213
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
3.16	Acres-Rear Land 1-10	1,500.00	4,740	100%		4,740
1.00	Acres-Frontage 1	3,750.00	3,750	100%	Excess Frt	3,750
Total Acres 4.66					Land Total	30,990

Dwelling Description

Replacement Cost New

Ranch	One Story	1,122 Sqft	Grade C 100	Base	90,204
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,765
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	93,809
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	63,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2013	288	B 100	19,096	Avq.	97%	100%	100%	18,523
Frame Shed	1998	96	C 100	672	Avq.	96%	100%	100%	645
Frame Shed	2006	32	C 100	224	Avq.	97%	100%	100%	217
Wood Deck	2006	380	C 100	3,192	Avq.	97%	100%	100%	3,096
1.50 ST GARAGE..	2013	768	B 100	17,892	Avq.	97%	100%	100%	17,355
1,410 SFLA									39,836

Outbuilding Total 39,836

Acpt Land 31,000 **Accepted Bldg** 103,600 **Total** 134,600

Neighborhood 11 OLD WATERVILLERD

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B10417P142
 Reference 2
 Tran/Land/Bldg 1 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Sale Data
 Sale Date 05/12/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	35,242	100%		35,242
Total Acres 0.69						35,242

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,036 Sqft	Grade B 100	Base	159,624
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,857
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,535
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	Floor & Stairs			Attic	3,713
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1917	1970	GOOD	GOOD	Above Average	Typical	173,929
Functional Obsolescence						Value(Rcnld)
None						113,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition			Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ		
TWO STORY FRAME	1917	75	B 100	7,458	Avq+	70%	96%	100%	5,012	
ONE STORY FRAME	1917	56	B 100	3,713	Avq+	70%	96%	100%	2,495	
ONE STORY FRAME	1917	16	B 100	1,061	Avq+	70%	96%	100%	713	
Open Frame Porch	1917	16	B 100	466	Avq+	70%	100%	100%	326	
Frame Garage	1960	506	B 100	9,068	Avq+	78%	100%	100%	7,073	
2,294 SFLA									15,619	

Acpt Land	35,200	Accepted Bldg	128,800	Total	164,000
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Oakland
 Name: SIMMONS, KENDA A.

Valuation Report

07/15/2016

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Map/Lot: 005-028-03-1

Account: 4600 Card: 1 of 1

Location: 124 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B10821P138
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.50	Acres-Rear Land 11-20	450.00	225	100%		225
Total Acres 1.50			Land Total			22,725

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	130,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,204
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	139,370
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	135,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2013	784	B 100	14,049	Avq.	97%	100%	100%	13,628
Open Frame Porch	2013	160	B 100	3,046	Avq.	97%	100%	100%	2,955
Wood Deck	2013	416	B 100	4,473	Avq.	97%	100%	100%	4,339
1,344 SFLA									
Outbuilding Total									20,922

Acpt Land 22,700 **Accepted Bldg** 156,100 **Total** 178,800

Account: 3847 Card: 1 of 1

Location: 150 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use NEIGHBORHOOD COM
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/01/1999
Sale Price 29,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B5855P294

Reference 2

Tran/Land/Bldg 1 2 40

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
1.28	Acres-Frontage 1	5,000.00	6,400	100%		6,400
1.40	Acres-Rear Land 1-10	1,000.00	1,400	100%		1,400
Total Acres 3.68			Land Total			50,226

Commercial Description

Occupancy Type	Manufacturing...	Manufacturing...
Class & Quality	Frame.....Avg.	Frame.....Avg.
# Dwelling Units	1	1
Exterior	Steel	Steel
Stories & Height	1 STORY @ 16'	1 STORY @ 16'
Heating/Cooling	Hot Water	Hot Water
Built	1999	2012
Remodeled	0	0
Base Cost/Sqft	21.93	21.93
Heat-Cool/Sqft	+ 6.16	6.16
Total	28.09	28.09
Size Factor	X 1.036	1.045
Adjusted Cost/Sqft	29.10	29.35
Total Square Feet	X 13,000	5,760
Replacement Cost	378,300	169,056
Condition	Average	Average
% Good Physical	X .97	.97
Functional	X 1.00	1.00
Subtotal	366,951	163,984
Economic Factor	X 1.00	Total Value 530,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
MEZZANINE.....	1999	3000	C 100	42,000	Avg.	97%	100%	100%		40,740
18,760 SF										40,740
Outbuilding Total										40,740

Acpt Land 50,200 **Accepted Bldg** 571,700 **Total** 621,900

Oakland
Name: SUMMIT UTILITIES, INC.

Valuation Report

07/15/2016

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Account: 3503 Card: 1 of 1

Map/Lot: 005-028-2A
Location: OLD WATERVILLE ROAD (ON)

Neighborhood 11 OLD WATERVILLERD

Zoning/Use HIGHWAY COMMERCIAL
Topography Level
Utilities
Street Paved

Reference 1 15/19A EASEMENTS

Reference 2

Tran/Land/Bldg 5 2 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land	5,877,800	Accepted Bldg	0	Total	5,877,800
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Valuation Report

Account: 3848 Card: 1 of 1

Location: 132 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/26/2011
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B10821P001
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
0.83	Acres-Rear Land 1-10	1,500.00	1,245	100%		1,245
Total Acres 1.83			Land Total			33,065

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 110	Base	127,500
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,250
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Average	Typical	136,370			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	132,279			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	160	C 110	2,618	Avq.	97%	100%	100%	2,539
Wood Deck	2012	516	B 100	5,548	Avq.	97%	100%	100%	5,382
1,568 SFLA									
						Outbuilding Total		7,921	

Accpt Land 33,100 **Accepted Bldg** 140,200 **Total** 173,300

Valuation Report

Map/Lot:

005-028-4

Account: 3939 Card: 1 of 1

Location:

168 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Sale Data

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Date 06/23/3020
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10417P140

Reference 2

Tran/Land/Bldg 1 2 20

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	30,000.00	25,100	100%		25,100
Total Acres 0.35						25,100

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
RESTAURANT	2006	1232	C 100	94.864	Ava.	97%	100%	100%	92,018
BSMT OFFICE.....	2006	1232	C 100	61.443	Ava.	97%	100%	100%	59,600
Open Frame Porch	2006	25	C 100	490	Ava.	97%	100%	100%	475
Wood Deck	2007	175	B 100	1.882	Ava.	97%	100%	100%	1,826
Wood Deck	2010	792	B 100	8,516	Ava.	97%	100%	100%	8,261
Wood Deck	2011	64	B 100	689	Ava.	97%	100%	100%	668
Outbuilding Total									162,848

Acpt Land	25,100	Accepted Bldg	162,800	Total	187,900
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Valuation Report

Account: 3940 Card: 1 of 1

Location: 160 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use NEIGHBORHOOD COM
 Topography Below Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/12/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10417P144
 Reference 2
 Tran/Land/Bldg 1 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	30,000.00	33,136	100%		33,136
Total Acres 0.61						33,136

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
OFFICE WOOD.....	1990	1904	D 100	113,344	Ava.	92%	80%	100%	83,421
Wood Deck	2006	60	C 100	504	Ava.	97%	100%	100%	489
Wood Deck	2006	60	C 100	504	Ava.	97%	100%	100%	489
1.50 ST GARAGE..	2007	864	C 110	17,297	Ava.	97%	100%	100%	16,778
Outbuilding Total									101,177

Acpt Land	33,100	Accepted Bldg	101,200	Total	134,300
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Oakland
Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

005-028-A

Account: 4538 Card: 1 of 1

Location: 170 OLD WATERVILLE ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use NEIGHBORHOOD COM

Topography

Utilities

Street

LAND USE..... RES VACANT.....

BUILDING USE.... 99

Reference 1 PUMPING STATION

Reference 2

Tran/Land/Bldg 1 4 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Acpt Land

0

Accepted Bldg

0

Total

0

Valuation Report

Account: 1326 Card: 1 of 1

Location: 907 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 03/23/2015
 Sale Price 400,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11942P73

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.02	Acres-Rear Land 1-10	4,000.00	80	100%		80
Total Acres 1.02					Land Total	75,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1985	3472	C 100	197,971	Avg.	89%	100%	100%	176,194
GARAGE FRAME ..	2005	5826	C 100	244,692	Avg.	97%	100%	100%	237,351
MEZZANINE.....	2005	2430	C 100	34,020	Avg.	97%	100%	100%	32,999
						Outbuilding Total			446,544

Acpt Land 75,100 **Accepted Bldg** 446,500 **Total** 521,600

Oakland
 Name: PINE TREE HOLDING, LLC

Valuation Report

07/15/2016

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Map/Lot: 005-030

Account: 359 Card: 1 of 1

Location: 903 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 03/27/2015
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11942P75

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	37,500.00	28,062	100%		28,062
Total Acres 0.28				Land Total		28,062
Acpt Land		28,100	Accepted Bldg	0	Total	28,100

Oakland
Name: MAINE, STATE OF

Valuation Report

07/15/2016

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Map/Lot:

005-036

Account: 1344 Card: 1 of 1

Location:

OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use HIGHWAY COMMERC
Topography Low
Utilities Public Water
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 4 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 4

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	75,000.00	53,033	90%	Vacancy	0	
0.50	Acres-Homesite (Fract)	4,000.00	80	20%	Topography	9,546	
2.65	Acres-Rear Land 1-10	4,000.00	10,600	20%		2,120	
Total Acres 3.15					Land Total	11,666	
Acpt Land		11,700	Accepted Bldg		0	Total	11,700

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/08/2005
 Sale Price 118,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10892P291
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	22,500.00	19,871 100%		19,871
Total Acres 0.39				Land Total	19,871

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	82,921			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		86%	100% 90%	64,181			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	80	C 100	2,380	Avq.	86%	100%	90%	1,842
AV POLE SHED....	1980	196	D 100	878	Avq.	86%	100%	90%	680
Frame Shed	1980	308	D 100	1,725	Avq.	86%	100%	90%	1,336
Frame Garage	1980	1540	C 100	21,560	Avq-	84%	75%	90%	12,224
960 SFLA									
Outbuilding Total									16,082

Acpt Land 19,900 **Accepted Bldg** 80,300 **Total** 100,200

Valuation Report

Account: 845 Card: 1 of 1

Location: 89 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/19/2004
 Sale Price 47,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B8091P271
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.76	Acres-Homesite (Fract)	22,500.00	27,740 100%		27,740
Total Acres 0.76				Land Total	27,740

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	74,533
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-6,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	16,940
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	1970	TYPICAL	TYPICAL	Good	Typical	88,294			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		75%	97%	90%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1935	112	C 100	5,802	Good	75%	100%	90%	3,917
Open Frame Porch	1935	64	C 100	1,036	Good	75%	100%	90%	699
Frame Shed	1935	228	C 100	1,596	Avq.	65%	100%	90%	933
Wood Deck	1935	192	C 100	1,613	Avq.	65%	100%	90%	943
1SFr Overhang	1935	10	C 100	518	Avq.	65%	100%	90%	303
Frame Garage	1970	480	C 100	6,720	Avq-	77%	100%	90%	4,657
Frame Shed	1935	144	D 100	806	Fair	50%	100%	90%	363
Frame Shed	1935			----- SOUND VALUE -----					200
1,082 SFLA				Outbuilding Total					12,015
Acpt Land		27,700		Accepted Bldg		69,800		Total	97,500

Valuation Report

Account: 895 Card: 1 of 1

Location: 83 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 10/22/2007
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9551P160
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.60	Acres-Rear Land 1-10	1,500.00	900	100%		900
Total Acres 1.10			Land Total			23,400

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	672 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	85,001 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,898
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	TYPICAL	Average	Typical	88,739
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	65%	100%	95%	54,796	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	234	C 100	12,121	Avq+	88%	100%	95%	10,133
Encl Frame Porch	1930	176	C 100	5,068	Avq.	65%	100%	95%	3,129
Frame Garage	1980	576	C 100	8,064	Avq.	86%	100%	95%	6,588
Wood Deck	2009	112	B 100	1,204	Avq.	97%	100%	95%	1,110
Wood Deck	2009	72	B 100	774	Avq.	97%	100%	95%	713
Frame Shed	2009	120	C 100	840	Avq.	97%	100%	95%	774
Wood Deck	2011	50	B 100	538	Avq.	97%	100%	95%	496
1,410 SFLA									22,943

Acpt Land 23,400 **Accepted Bldg** 77,700 **Total** 101,100

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1 B2904P120
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	22,500.00	21,345	100%		21,345
0.00	Acres-Rear Land 1-10	1,500.00	900	100%		0
Total Acres 0.45			Land Total			21,345

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	378 Sqft	Grade D 110	Base	49,865
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,397
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,435
Rooms	4	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	739
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	1960	GOOD	GOOD	Average	Typical	51,381	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		Location		65%	97%	95%	30,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1900	102	D 110	4,649	Avq.	65%	97%	95%	2,785	
ONE STORY FRAME	1900	273	D 110	12,445	Avq.	65%	97%	95%	7,454	
Encl Frame Porch	1900	36	D 110	1,011	Avq.	65%	97%	95%	605	
Frame Garage	1960	286	D 100	3,203	Avq-	20%	50%	95%	304	
Frame Shed	1960								100	
----- S O U N D V A L U E -----									100	
1,037 SFLA									Outbuilding Total	11,248

Acpt Land	21,300	Accepted Bldg	42,000	Total	63,300
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Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Reference 1 B852 P101
Reference 2 B12075P28 JT
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.01	Acres-Rear Land 1-10	1,500.00	15	100%		15
Total Acres 0.51			Land Total			22,515

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	480 Sqft	Grade D 110	Base		60,230
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-1,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,821
Rooms	6	HEARTH	ONE HEARTH	HEARTH		739
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	OLD TYPE	Old Type	Below Average	Inadeq.	61,016	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		Location		60%	83%	95%	28,867

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1880	160	D 110	8,673	Avq-	60%	83%	95%	4,104	
ONE STORY FRAME	1880	91	D 110	4,148	Avq-	60%	83%	95%	1,963	
1.75 Story/BSMT	1880	240	D 110	17,387	Avq-	60%	83%	95%	8,225	
Encl Frame Porch	1880	153	D 110	3,893	Avq-	60%	83%	95%	1,842	
Frame Garage	1960	208	D 100	2,330	Avq.	74%	100%	95%	1,638	
Frame Shed	1960	693	D 100	3,881	Avq.	74%	100%	95%	2,728	
1.75 ST BARN....	1880	624	D 100	10,483	Avq-	50%	50%	95%	2,490	
Frame Shed	1880			----- S O U N D V A L U E -----						200
Frame Shed	1880	270	D 100	1,512	Avq.	65%	100%	95%	934	
Frame Shed	1880	63	D 100	353	Avq.	65%	100%	95%	218	
1,511 SFLA										
Outbuilding Total									24,342	

Acpt Land	22,500	Accepted Bldg	53,200	Total	75,700
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Oakland
 Name: PERKINS, MICHAEL D.

Valuation Report

07/15/2016

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Map/Lot:

005-042-1

Account: 2373 Card: 1 of 1

Location: 1015 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 07/15/2005
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B8508P272
 Reference 2 B12111P289
 Tran/Land/Bldg 1 2 25
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	75,000.00	53,561	100%		53,561
Total Acres 0.51						53,561

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
OFFICE WOOD.....	1975	340	C 100	32,200	Avq.	83%	100%	100%	26,726	
GARAGE FRAME ..	1975	1460	C 100	61,320	Avq.	83%	100%	100%	50,896	
Frame Shed	1950	376	C 100	2,632	Avq-	64%	100%	100%	1,684	
Outbuilding Total									79,306	

Acpt Land	53,600	Accepted Bldg	79,300	Total	132,900
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Oakland
Name: BURTON, ANNA

Valuation Report

07/15/2016

Page 404

Map/Lot:

005-043

Account: 2484 Card: 1 of 1

Location:

NORTH ALPINE STREET

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B2322P129

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.09	Acres-Homesite (Fract)	22,500.00	9,546	90%	Vacancy	0	
0.09	Acres-Homesite (Fract)	1,500.00	15	10%	Size/Shape	859	
Total Acres 0.09					Land Total	859	
Acpt Land		900	Accepted Bldg		0	Total	900

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography LevelAbove Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 10/01/1998
Sale Price 58,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5770P171
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	22,500.00	17,135 100%		17,135
Total Acres 0.29				Land Total	17,135

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	400 Sqft	Grade C 100	Base	57,148
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	1970	TYPICAL	TYPICAL	Average	Typical	57,148			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	Location	65%	100%	90%	33,432				
Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Unfinished Attic	1910	625	C 100	1,750	Avq.	65%	100%	90%	1,024
1 Story/BASEMENT	1910	625	C 100	38,500	Avq.	65%	100%	90%	22,523
Wood Deck	1970	96	C 100	806	Avq.	65%	100%	90%	472
Encl Frame Porch	1970	42	C 100	1,316	Avq.	65%	100%	90%	770
Frame Garage	1970	624	C 100	8,736	Avq.	80%	100%	90%	6,290
1,225 SFLA						Outbuilding Total			31,079
Acpt Land		17,100		Accepted Bldg		64,500		Total	81,600

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4812P066
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	22,500.00	18,554 100%		18,554
Total Acres 0.34				Land Total	18,554

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	432 Sqft	Grade D 110	Base	53,596
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Above Average	Typical	51,999			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Location		70%	90%	90%	29,483		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Unfinished Attic	1900	273	D 110	673	Avq+	70%	90%	90%	382
ONE STORY FRAME	1900	273	D 110	12,445	Avq+	70%	90%	90%	7,056
Wood Deck	1900	153	D 110	1,130	Avq+	70%	90%	90%	641
921 SFLA									
Outbuilding Total								8,079	

Acpt Land 18,600 **Accepted Bldg** 37,600 **Total** 56,200

Neighborhood 11 OLD WATERVILLERD

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 10/16/2013
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11541P174
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	22,500.00	15,588 100%		15,588
Total Acres 0.48				Land Total	15,588

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	416 Sqft	Grade D 110	Base	55,373
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	2003	TYPICAL	TYPICAL	Above Average	Typical	53,835			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		88%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1980	208	D 110	9,482	Avq+	88%	100%	95%	7,927
Frame Garage	1960	840	D 100	9,408	Avq.	74%	100%	95%	6,614
Frame Shed	1960	176	D 100	986	Avq.	74%	100%	95%	693
Wood Deck	2003	64	C 100	538	Avq.	97%	100%	95%	496
936 SFLA									15,730
Outbuilding Total								15,730	

Acpt Land 15,600 **Accepted Bldg** 60,700 **Total** 76,300

Oakland
 Name: GIROUX, TAMMY L.

Valuation Report

07/15/2016

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Map/Lot: 005-047

Account: 724 Card: 1 of 1

Location: 11 NORTH ALPINE STREET

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/16/2007
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9284P094
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	22,500.00	19,355	90%	Topoography	17,420
Total Acres 0.37						17,420

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16 Mobile Home.	1996	16X72	B 100	33.685	Good	65%	100%	100%	21,895
Frame Shed	2011	472	C 100	3.304	Avg.	97%	100%	100%	3,205
Wood Deck	1996	160	D 100	1.075	Avg.	95%	100%	100%	1,021
Carport/Canopy	2011	200	D 100	1.008	Avg.	97%	100%	100%	978
1,152 SFLA						Outbuilding Total			27,099
Acpt Land		17,400	Accepted Bldg		27,100	Total		44,500	

Oakland
 Name: PELOTTE, PETER JR.

Valuation Report

07/15/2016

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Map/Lot:

005-048

Account: 1791 Card: 1 of 1

Location:

5 NORTH ALPINE STREET

Neighborhood 11 OLD WATERVILLERD

Sale Data

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Date 11/04/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7134P223

Reference 2 B2202P036

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.13	Acres-Homesite (Fract)	22,500.00	11,473	80%	Topoqrphry	9,178	
Total Acres 0.13						Land Total	9,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1986	14X66	D 100	17,952	Avq.	55%	80%	100%	7,899
Frame Garaqe	1970	216	D 100	2,419	Avq-	77%	80%	100%	1,490
Frame Shed	1986			----- S O U N D V A L U E -----					100
MH GABLE ROOF...	2004	924	C 100	5,174	Avq.	97%	80%	100%	4,015
924 SFLA						Outbuilding Total			13,504
Accpt Land		9,200	Accepted Bldg		13,500	Total			22,700

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/1998
 Sale Price 48,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5787P152
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450
Total Acres 0.80			Land Total			22,950

Dwelling Description

Replacement Cost New

Ranch	One Story	780 Sqft	Grade C 95	Base	64,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,826
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1937	0	TYPICAL	TYPICAL	Average	Typical	65,826			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	65%	100%	90%	38,508				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	126	C 95	6,201	Avq.	65%	100%	90%	3,628
Encl Frame Porch	1950	160	C 95	4,389	Avq.	65%	100%	90%	2,568
1.50 ST GARAGE..	1970	320	D 100	4,659	Avq-	77%	100%	90%	3,228
906 SFLA						Outbuilding Total			9,424

Acpt Land 23,000 **Accepted Bldg** 47,900 **Total** 70,900

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 01/01/2001
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6396P340
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	22,500.00	19,355	100%		19,355
Total Acres 0.37				Land Total		19,355

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade D 100	Base	73,394
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Good	Typical	73,394
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	97%	100%
						53,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	80	C 100	672	Avq.	95%	100%	100%	638
Wood Deck	2006	384	B 100	4,129	Avq.	97%	100%	100%	4,005
Frame Shed	2006	40	C 100	280	Avq.	97%	100%	100%	272
ONE STORY FRAME	1940	394	C 100	20,409	Avq.	65%	100%	100%	13,266
Frame Shed	2014	112	B 100	1,004	Avq.	97%	100%	100%	974
1,642 SFLA									
Outbuilding Total									19,155

Acpt Land	19,400	Accepted Bldg	72,500	Total	91,900
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Oakland
 Name: WELLMAN, GENE

Valuation Report

07/15/2016

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Map/Lot: 005-051

Account: 725 Card: 1 of 1

Location: 26 NORTH ALPINE STREET

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3850P268
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	22,500.00	20,375	100%		20,375
Total Acres 0.41						20,375

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1999	14X76	B 100	30,580	Ava.	61%	100%	100%	18,746
MH SLAB.....	1998	1064	C 100	3,724	Ava.	96%	100%	100%	3,575
Frame Shed	1972	96	D 100	538	Ava-	78%	100%	100%	420
1,064 SFLA									22,741

Acpt Land	20,400	Accepted Bldg	22,700	Total	43,100
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Oakland
 Name: BICKFORD, RUTH HURD

Valuation Report

07/15/2016

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Map/Lot: 005-052

Account: 985 Card: 1 of 1

Location: 61 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/20/2002
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7112P240
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
Total Acres 0.50						22,500

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1988	14X66	C 100	23,980	Avg.	55%	100%	100%	13,189
Wood Deck	2009	84	C 100	706	Avg-	96%	100%	100%	678
924 SFLA						Outbuilding Total			13,867

Acpt Land	22,500	Accepted Bldg	13,900	Total	36,400
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Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/27/2005
 Sale Price 47,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8442P038
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	22,500.00	17,135	100%		17,135
Total Acres 0.29						17,135

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	625 Sqft	Grade C 95	Base	73,056
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,455
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1913	1950	TYPICAL	TYPICAL	Fair	Typical	70,803			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		50%	90%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1900	112	C 95	5,512	Fair	50%	90%	100%	2,480
Open Frame Porch	1900	150	C 95	2,128	Fair	50%	90%	100%	958
Encl Frame Porch	1900	64	C 95	1,835	Fair	50%	90%	100%	826
Frame Garage	1980	280	D 100	3,136	Avq.	86%	100%	100%	2,697
1,206 SFLA						Outbuilding Total			6,961

Acpt Land 17,100 **Accepted Bldg** 38,800 **Total** 55,900

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 10/28/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8178P213
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	22,500.00	18,554	100%	Excess Frt	18,554
Total Acres 0.34						18,554

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	504 Sqft	Grade D 100	Base	56,410
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-988
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Fair	Typical	49,495
Functional Obsolescence						Value(Rcnld)
Incomplete						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				50%	90%	100%
22,273						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1960	192	D 100	1,075	Fair	50%	90%	100%	484
Encl Frame Porch	1960	232	D 100	5,309	Fair	50%	90%	100%	2,389
Frame Shed	1960	180	D 100	1,008	Fair	63%	100%	100%	635
Frame Garage	1960	400	D 100	4,480	Fair	63%	100%	100%	2,822
Frame Garage	1960	225	D 100	2,520	Fair	63%	50%	100%	794
882 SFLA									7,124
Outbuilding Total									7,124

Acpt Land	18,600	Accepted Bldg	29,400	Total	48,000
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Oakland
 Name: ST. PETER, LONDON

Valuation Report

07/15/2016

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Map/Lot:

005-055

Account: 814 Card: 1 of 1

Location:

RAYMOND AVENUE

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 06/10/2015
 Sale Price 1,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12007P339

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	22,500.00	11,906	90%	Vacancy	0
0.14	Acres-Homesite (Fract)	1,500.00	450	50%	Size/Shape	5,358
Total Acres 0.14					Land Total	5,358

Acpt Land 5,400 **Accepted Bldg** 0 **Total** 5,400

Valuation Report

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/18/2011
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10892P283
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	22,500.00	12,728 100%		12,728
Total Acres 0.16				Land Total	12,728

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	520 Sqft	Grade D 110	Base	63,266
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	561
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1960	TYPICAL	TYPICAL	Average	Typical	63,383
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				65%	97%	100%
39,963						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	120	D 110	6,504	Avq.	65%	97%	100%	4,101
Open Frame Porch	1960	52	D 110	764	Avq.	65%	100%	100%	497
ONE STORY FRAME	1960	240	D 110	10,940	Avq.	65%	100%	100%	7,111
Frame Shed	1960	160	D 100	896	Avq.	74%	100%	100%	663
Frame Garage	1960	720	D 100	8,064	Avq.	74%	100%	100%	5,967
1,270 SFLA									
Outbuilding Total									18,339

Acpt Land	12,700	Accepted Bldg	58,300	Total	71,000
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Oakland
Name: ELLIS, RODNEY & CECILE

Valuation Report

07/15/2016

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Map/Lot:

005-057

Account: 2877 Card: 1 of 1

Location:

RAYMOND AVENUE

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography RollingBelow Street
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1515P731

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Vacancy	20,250	
1.00	Acres-Frontage 1	3,750.00	3,750	100%		3,750	
0.94	Acres-Rear Land 1-10	1,500.00	1,410	100%		1,410	
Total Acres 2.44				Land Total		25,410	
Acpt Land		25,400	Accepted Bldg		0	Total	25,400

Oakland
 Name: ELLIS, RODNEY & CECILE

Valuation Report

07/15/2016

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Map/Lot:

005-058

Account: 2878 Card: 1 of 1

Location:

RAYMOND AVENUE

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1515P731

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Vacancy	20,250
0.48	Acres-Rear Land 1-10	1,500.00	720	100%		720
Total Acres 0.98					Land Total	20,970

Acpt Land	21,000	Accepted Bldg	0	Total	21,000
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Valuation Report

Account: 2418 Card: 1 of 1

Location: 39 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/17/2014
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11855P167
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.50	Acres-Rear Land 1-10	1,500.00	750	100%		750
Total Acres 1.00			Land Total			23,250

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade C 100	Base	99,154
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,804
Rooms	0	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	None	None	Average	Typical	76,222			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	8% 100%	5,915			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1965	841	C 100	11,774	Avq.	77%	100%	100%	9,066
1,296 SFLA						Outbuilding Total			9,066

Acpt Land 23,300 **Accepted Bldg** 15,000 **Total** 38,300

Oakland
 Name: HUNTER, ROYCE E.

Valuation Report

07/15/2016

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Map/Lot: 005-060

Account: 980 Card: 1 of 1

Location: 27 OLD WATERVILLE ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1574P739
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Corner/Loc	20,250
0.85	Acres-Rear Land 1-10	1,500.00	1,275	100%		1,275
Total Acres 1.35					Land Total	21,525

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 110	Base	102,564
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	1998	GOOD	GOOD	Above Average	Typical	107,664			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		84%	100%	95%	85,916		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1972	192	D 100	1,291	Avq.	81%	100%	95%	994
1,200 SFLA									994
Outbuilding Total									994

Acpt Land 21,500 **Accepted Bldg** 86,900 **Total** 108,400

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10945P33
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
1.00	Acres-Frontage 1	3,750.00	3,750	100%		3,750
0.67	Acres-Rear Land 1-10	1,500.00	1,005	100%		1,005
Total Acres 2.67			Land Total			36,575

Dwelling Description

Replacement Cost New

Conventional	One Story	932 Sqft	Grade C 100	Base	76,731
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	745 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,430
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,296
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	1980	TYPICAL	TYPICAL	Above Average	Typical	93,657			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		75%	100%	95%	66,731		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1950	540	C 100	33,264	Avq+	75%	100%	95%	23,701
Frame Garage	1950	720	C 100	10,080	Avq+	75%	100%	95%	7,182
2 STORY GARAGE	1995	1408	B 100	37,848	Avq.	95%	80%	95%	27,327
Jacuzzi #	1996	1	C 100	3,500	Avq+	75%	100%	95%	2,494
Open Frame Porch	1955	28	C 100	532	Avq+	75%	100%	95%	379
Unfin Basement	1955	28	C 100	274	Avq+	75%	100%	95%	196
1,472 SFLA							Outbuilding Total		61,279
Acpt Land		36,600		Accepted Bldg		128,000		Total	164,600

Valuation Report

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 06/01/2000
Sale Price 42,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B6217P215
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.15	Acres-Rear Land 1-10	1,500.00	225	100%		225
Total Acres 0.65			Land Total			22,725

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,020 Sqft	Grade C 100	Base	115,013
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,398
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	1960	GOOD	GOOD	Below Average	Typical	123,611			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		Location		77%	87%	90%	74,526		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	351	C 100	18,182	Avq-	77%	97%	90%	12,222
Encl Frame Porch	2010	128	C 100	3,724	Avq.	97%	50%	90%	1,625
2,136 SFLA						Outbuilding Total			13,847

Acpt Land 22,700 **Accepted Bldg** 88,400 **Total** 111,100

Oakland
 Name: MILLER, DAVID

Valuation Report

07/15/2016

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Map/Lot: 005-063

Account: 851 Card: 1 of 1

Location: KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 07/24/2003
 Sale Price 2,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9725P160

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	37,500.00	19,843	90%	Vacancy	0
0.14	Acres-Homesite (Fract)	1,500.00	225	10%	Topography	1,786
Total Acres 0.14					Land Total	1,786

Acpt Land 1,800 **Accepted Bldg** 0 **Total** 1,800

Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/25/2013
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11356P165
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	22,500.00	20,125	100%		20,125
Total Acres 0.40						20,125

Dwelling Description

Replacement Cost New

Cape Cod	One Story	884 Sqft	Grade C 95	Base	70,086
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-2,058
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,082
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	TYPICAL	TYPICAL	Average	Typical	83,110	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		65%	97%	90%	47,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	538	B 100	35,672	Avq.	86%	100%	90%	27,610
Encl Frame Porch	1940	192	C 95	5,240	Avq.	65%	100%	90%	3,065
Wood Deck	2007	470	C 100	3,948	Avq.	97%	100%	90%	3,447
Open Frame Porch	2007	144	C 100	2,156	Avq.	97%	100%	90%	1,882
1,422 SFLA									
Outbuilding Total									36,004

Acpt Land 20,100 **Accepted Bldg** 83,200 **Total** 103,300

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Map/Lot:

005-065

Account: 2585 Card: 1 of 1

Location:

OLD ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B632 P337

Reference 2

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
0.04	Acres-Homesite (Fract)	22,500.00	6,364	80%	Vacancy		0
0.04	Acres-Homesite (Fract)	1,500.00	225	50%	Size/Shape		2,546
Total Acres 0.04					Land Total		2,546

Acpt Land	2,500	Accepted Bldg	0	Total	2,500
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Valuation Report

Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5179P284
 Reference 2 B6184P36
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.20	Acres-Rear Land 1-10	1,500.00	300	100%		300
Total Acres 0.70						Land Total 22,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	105,837
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,726
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,058
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	TYPICAL	TYPICAL	Average	Typical	100,877			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		95%	99%	95%	90,131		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1996	80	D 100	448	Avq.	95%	100%	95%	405
Wood Deck	1998	120	D 100	806	Avq.	96%	100%	95%	735
1.50 ST GARAGE..	2000	936	C 100	17,035	Avq.	97%	90%	95%	14,128
ONE STORY FRAME	2008	368	C 100	19,062	Avq.	97%	99%	95%	17,389
Unfinished Attic	2008	368	C 100	1,030	Avq.	97%	100%	95%	949
1,880 SFLA									Outbuilding Total 33,606

Acpt Land 22,800 **Accepted Bldg** 123,700 **Total** 146,500

Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B7835P092
 Reference 2 B9722P203
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
2.00	Sites-Mobile Home Site	7,500.00	15,000	100%		15,000
2.83	Acres-Frontage 1	3,750.00	10,613	73%		7,747
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000
6.09	Acres-Rear Land 11-20	450.00	2,741	100%		2,741
0.00	REAR2-Rear 21+	105.00	134	100%		0
Total Acres 19.42			Land Total			62,988

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1987	14X56	B 100	23,980	Avq.	55%	95%	100%	12,530
Wood Deck	1987	300	C 100	2,520	Avq.	90%	100%	100%	2,268
Frame Garage	1998	576	C 100	8,064	Avq.	96%	100%	100%	7,741
ONE STORY FRAME	1995	324	C 100	16,783	Avq.	95%	95%	100%	15,147
Frame Shed	1987			----- SOUND VALUE -----					100
Wood Deck	2005	480	B 100	5,160	Avq.	97%	100%	100%	5,005
Frame Shed	2005	144	B 100	1,291	Avq.	97%	100%	100%	1,252
1,108 SFLA				Outbuilding Total					44,043
Acpt Land		63,000	Accepted Bldg		44,000	Total			107,000

Oakland
 Name: MILLER, DAVID E.

Valuation Report

07/15/2016

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Map/Lot:

005-067-1

Account: 4509 Card: 1 of 1

Location: KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9725P161
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	37,500.00	37,500	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	7,500.00	15,000	20%		6,000
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
8.41	Acres-Rear Land 11-20	750.00	6,308	100%		6,308
Total Acres 18.91					Land Total	37,308

Acpt Land 37,300 **Accepted Bldg** 0 **Total** 37,300

Oakland
 Name: MILLER, ROBIN P., HEIRS OF

Valuation Report

07/15/2016

Page 430

Map/Lot:

005-067-A

Account: 2132 Card: 1 of 1

Location:

10 OLD ALPINE STREET

Neighborhood 86 MOB HOME NO LAND

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1999
 Sale Price 800
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 BOS 2/18/04 (BRACKETT MH)

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10 Mobile Home.	1964	10X48	D 100	10,806	Fair	35%	80%	90%	2,723
MH GABLE ROOF...	1980	480	D 100	2,150	Avq.	86%	100%	90%	1,664
ONE STORY FRAME	2007	288	D 100	11,935	Avq.	97%	50%	90%	5,209
768 SFLA									
						Outbuilding Total			9,596
Acpt Land			0	Accepted Bldg		9,600	Total		9,600

Oakland
 Name: MILLER, ROBIN P., HEIRS OF

Valuation Report

07/15/2016

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Map/Lot:

005-067-C

Account: 3271 Card: 1 of 1

Location:

34 SOUTH ALPINE STREET

Neighborhood 86 MOB HOME NO LAND

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 BOS 2/18/04

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1992	48	D 100	1.187	Avq.	93%	100%	90%	994
14 Mobile Home.	1992	14X68	C 90	22.104	Avq.	55%	100%	90%	10,941
Wood Deck	1992	60	D 100	403	Fair	89%	100%	90%	323
952 SFLA									
						Outbuilding Total			12,258
Acpt Land			0	Accepted Bldg		12,300	Total		12,300

Oakland
 Name: QUATTRUCCI, MICHAEL J. JR.

Valuation Report

07/15/2016

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Map/Lot: 005-068

Account: 767 Card: 1 of 1

Location: 1042 KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3227P22

Reference 2

Tran/Land/Bldg 1 2 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	75,000.00	34,369	100%		34,369
Total Acres 0.21						34,369

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	1981	2464	C 100	103.488	Ava.	87%	90%	100%	81,032	
GARAGE FRAME ..	1998	480	C 100	20.160	Ava.	96%	90%	100%	17,419	
Outbuilding Total									98,451	

Acpt Land	34,400	Accepted Bldg	98,500	Total	132,900
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Oakland
 Name: PERKINS, MICHAEL D.

Valuation Report

07/15/2016

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Map/Lot: 005-069

Account: 2485 Card: 1 of 1

Location: KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Sale Data	
Sale Date	11/09/2007
Sale Price	22,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B9564P214
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	37,500.00	37,500	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	7,500.00	15,000	20%	Topography	6,000
5.50	Acres-Rear Land 1-10	2,500.00	13,750	50%	Topography	6,875
Total Acres 6.00					Land Total	12,875

Acpt Land	12,900	Accepted Bldg	0	Total	12,900
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Oakland
 Name: KATNIS PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 005-070

Account: 849 Card: 1 of 1

Location: KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/17/2015
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12078P40
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	37,500.00	35,969	80%	Vacancy	28,775
Total Acres 0.46					Land Total	28,775
Acpt Land		28,800	Accepted Bldg		0	Total
						28,800

Oakland
 Name: JARVAIS, ROGER E.

Valuation Report

07/15/2016

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Map/Lot: 005-071

Account: 1904 Card: 1 of 1

Location: KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/02/2002
 Sale Price 32,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6778P174

Reference 2

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	90%	Vacancy	67,500
6.71	Acres-Rear Land 1-10	4,000.00	26,840	100%		26,840
Total Acres 7.71					Land Total	94,340

Acpt Land 94,300 **Accepted Bldg** 0 **Total** 94,300

Account: 1696 Card: 1 of 2

Location: 1008 KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B7839P027

Reference 2

Tran/Land/Bldg 1 2 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.76	Acres-Rear Land 1-10	4,000.00	7,040	100%		7,040
0.41	Acres-Frontage 1	12,000.00	4,920	100%		4,920
Total Acres 3.17					Land Total	86,960

Commercial Description

Occupancy Type	Service Garage..	Office.....
Class & Quality	Rigid Frame.Avg.	Rigid Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 16'	2 STORY @ 8'
Heating/Cooling	Hot Water	HVAC
Built	1972	1972
Remodeled	0	0
Base Cost/Sqft	22.40	43.06
Heat-Cool/Sqft	+ 6.17	17.70
Total	28.57	60.76
Size Factor	X 1.125	0.982
Adjusted Cost/Sqft	32.14	59.67
Total Square Feet	X 7,360	4,800
Replacement Cost	236,550	286,416
Condition	Average	Average
% Good Physical	X .68	.78
Functional	X 0.90	0.70
Subtotal	144,769	156,383
Economic Factor	X 0.90	Total Value 271,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
GARAGE FRAME ..	2000	1600	B 100	86,016	Avg.	97%	90%	90%		67,583
12,160 SF							Outbuilding Total			67,583

Acpt Land 87,000 **Accepted Bldg** 338,600 **Total** 425,600

Account: 1696 Card: 2 of 2

Location: 1008 KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B7839P027

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Commercial Description

Occupancy Type	Storage Garage..	
Class & Quality	Rigid Frame.Avg.	
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 11'	
Heating/Cooling	NONE	
Built	1992	
Remodeled	0	
Base Cost/Sqft		20.71
Heat-Cool/Sqft	+	0.00
Total		20.71
Size Factor	X	1.185
Adjusted Cost/Sqft		24.54
Total Square Feet	X	1,920
Replacement Cost		47,117
Condition	Average	
% Good Physical	X	.91
Functional	X	0.90
Subtotal		38,589
Economic Factor	X 1.00	
		Total Value 38,589

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Carport/Canopy	1992	584	C 100	3,679	Avq.	93%	80%	100%	2,737
Frame Shed	1992	56	C 100	392	Avq.	93%	50%	100%	182
Frame Shed	1950	320	D 100	1,792	Fair	55%	50%	100%	493
Frame Shed	1950	320	D 100	1,792	Fair	55%	50%	100%	493
Frame Shed	1950	320	D 100	1,792	Fair	55%	50%	100%	493
Frame Shed	1950	364	D 100	2,038	Fair	55%	50%	100%	560
1,920 SF						Outbuilding Total			4,958

Acpt Land	0	Accepted Bldg	43,500	Total	43,500
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Oakland
Name: NES REAL ESTATE MANAGEMENT, INC.

Valuation Report

07/15/2016

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Map/Lot:

005-072

Account: 1696

Location:

1008 KENNEDY MEMORIAL DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	87,000	338,600	425,600	87,000	338,600	425,600
2	0	43,500	43,500	0	43,500	43,500
TOTAL	87,000	382,100	469,100	87,000	382,100	469,100

Oakland
 Name: RHA, LLC

Valuation Report

07/15/2016

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Map/Lot:

005-072-1

Account: 4151 Card: 1 of 1

Location: 1010 KENNEDY MEMORIAL DRIVE

Neighborhood 8 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 10/03/2003
 Sale Price 350,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B7673P150

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	75,000.00	68,739	100%		68,739
Total Acres 0.84				Land Total		68,739

Commercial Description

Occupancy Type Office.....
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Aluminum/Vinyl
 Stories & Height 2 STORY @ 8'
 Heating/Cooling HVAC
 Built 2000
 Remodeled 0
 Base Cost/Sqft 43.35
 Heat-Cool/Sqft + 17.82
 Total 61.17
 Size Factor X 0.947
 Adjusted Cost/Sqft 57.93
 Total Square Feet X 6,000
 Replacement Cost 347,580
 Condition Average
 % Good Physical X .97
 Functional X 1.00
 Subtotal 337,153

Total Value 337,153

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	2000	56	A 100	2,733	Avq.	97%	100%	100%	2,651
6,000 SF						Outbuilding Total			2,651

Acpt Land 68,700 **Accepted Bldg** 339,800 **Total** 408,500

Valuation Report

Neighborhood 87 SWAN HILL ROAD

Zoning/Use NEIGHBORHOOD COM
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/23/2005
Sale Price 161,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10418P186
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.10	Acres-Rear Land 1-10	1,000.00	1,100	100%		1,100
Total Acres 1.60			Land Total			31,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,122 Sqft	Grade C 110	Base	136,190
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,323
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	1996	TYPICAL	TYPICAL	Good	Typical	139,101
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	92%	100%	117,735	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	576	C 100	8,064	Avq.	89%	100%	100%	7,177
ONE STORY FRAME	1985	21	C 110	1,197	Good	92%	92%	100%	1,013
ONE STORY FRAME	1985	72	C 110	4,102	Good	92%	92%	100%	3,472
ONE STORY FRAME	2005	912	B 100	60,469	Avq.	97%	92%	100%	53,963
2,969 SFLA						Outbuilding Total			65,625

Acpt Land 31,100 **Accepted Bldg** 183,400 **Total** 214,500

Neighborhood 87 SWAN HILL ROAD

Zoning/Use SUBURBAN.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B4261P299
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450
Total Acres 0.80			Land Total			22,950

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 90	Base	86,577
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	GOOD	Average	Typical	77,051
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	93%	100%	100%	71,657	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	144	C 90	1,089	Avq.	93%	100%	100%	1,013
Frame Shed	1992	96	C 90	605	Avq.	93%	100%	100%	563
Encl Frame Porch	1992	112	C 90	2,948	Avq.	93%	100%	100%	2,742
1,248 SFLA						Outbuilding Total			4,318

Acpt Land 23,000 **Accepted Bldg** 76,000 **Total** 99,000

Valuation Report

Neighborhood 87 SWAN HILL ROAD

Zoning/Use SUBURBAN.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/05/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B12125P306
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.19	Acres-Rear Land 1-10	1,500.00	285	100%		285
Total Acres 0.69			Land Total			22,785

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade D 100	Base	89,967
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	GOOD	GOOD	Average	Typical	79,282			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	97%	100%	100%	76,904				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1970	96	D 100	538	Avq.	80%	100%	100%	430
Frame Shed	1970	48	D 100	269	Avq.	80%	100%	100%	215
1,512 SFLA						Outbuilding Total			645

Acpt Land 22,800 **Accepted Bldg** 77,500 **Total** 100,300

Valuation Report

Account: 2869 Card: 1 of 1

Location: 21 SWAN HILL ROAD

Neighborhood 87 SWAN HILL ROAD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/06/2008
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9878P040
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.76	Acres-Rear Land 1-10	1,500.00	1,140	100%		1,140
Total Acres 1.26			Land Total			23,640

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 100	Base	54,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	GOOD	GOOD	Average	Typical	56,202			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)				
Incomplete	None	97%	65%	100%	35,435				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	2009	288	C 100	2,419	Avq.	97%	100%	100%	2,346
Open Frame Porch	2011	24	C 100	476	Avq.	97%	100%	100%	462
Frame Shed	2015	144	C 100	1,008	Avq.	97%	80%	100%	782
576 SFLA	Outbuilding Total								3,590

Acpt Land 23,600 **Accepted Bldg** 39,000 **Total** 62,600

Neighborhood 87 SWAN HILL ROAD

Zoning/Use SUBURBAN.....
Topography LevelAbove Street
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B1302P63
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.26	Acres-Rear Land 1-10	1,500.00	390	100%		390
Total Acres 0.76			Land Total			22,890

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	850 Sqft	Grade D 100	Base	74,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Forced Warm	Cooling	0% None	Heat	-2,142
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Minimal			Insulation	-1,428
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1960	TYPICAL	TYPICAL	Fair	Inadeq.	69,801
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	92%	100%
Value(Rcnd)						32,108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1960	136	D 100	3,158	Avq.	74%	100%	100%	2,337
Encl Frame Porch	1960	130	D 100	3,024	Avq.	74%	100%	100%	2,238
Wood Deck	1960	64	D 100	430	Avq.	74%	100%	100%	318
Frame Garage	1975	576	D 100	6,451	Fair	75%	100%	100%	4,838
1,275 SFLA									
Outbuilding Total									9,731

Acpt Land

22,900

Accepted Bldg

41,800 **Total**

64,700

Oakland
 Name: EVERGREEN CLUB, LLC

Valuation Report

07/15/2016

Page 445

Map/Lot: 005-077

Account: 317 Card: 1 of 1

Location: VILLAGE GREEN CIRCLE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/03/2004
 Sale Price 176,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B7975P044

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.80	Acres-Homesite	30,000.00	174,000	100%		174,000
Total Acres 5.80						174,000

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2005	240	B 100	4.301	Avg.	97%	100%	100%	4,172	
Outbuilding Total									4,172	

Acpt Land	174,000	Accepted Bldg	4,200	Total	178,200
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Valuation Report

Account: 4291 Card: 1 of 1

Location: 10 VILLAGE GREEN CIRCLE

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/23/2010
 Sale Price 290,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10368P121
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	2,034 Sqft	Grade A 100	Base	231,383
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-34,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	12,119
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,278
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	224,377			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	98%	100%	213,293				
Outbuildings/Additions/Improvements						Percent Good			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	715	A 100	16,016	Ava.	97%	100%	100%	15,536
Open Frame Porch	2005	72	A 100	1,837	Ava.	97%	100%	100%	1,782
2,034 SFLA						Outbuilding Total			17,318
Acpt Land		0		Accepted Bldg		230,600	Total		230,600

Valuation Report

Neighborhood 87 SWAN HILL ROAD

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/26/2016
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12236P321
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.86	Acres-Rear Land 1-10	1,500.00	1,290	100%		1,290
Total Acres 1.36			Land Total			23,790

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	1,200 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	93,240 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,957
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,360
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	101,657
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Location	71%	100%	90%	64,959	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1954	96	C 100	2,828	Avq.	71%	100%	90%	1,807
Frame Garage	1954	300	C 100	4,200	Avq.	71%	100%	90%	2,684
Frame Shed	2015	100	C 100	700	Avq.	97%	100%	90%	611
1,200 SFLA									5,102
Outbuilding Total									5,102

Acpt Land 23,800 **Accepted Bldg** 70,100 **Total** 93,900

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B729 P1

Reference 2

Tran/Land/Bldg 1 2 37

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
14.00	# -GOLF COURSE HOLE	35,000.00	490,000	110%		539,000	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
19.00	REAR2-Rear 21+	500.00	9,500	100%		9,500	
75.00	Acres-Rear Land 1-10	2,000.00	150,000	100%		150,000	
Total Acres 118.00						Land Total	765,450

Commercial Description

Occupancy Type	Stor.Warehouse..	
Class & Quality	Frame.....Avg.	
# Dwelling Units	0	
Exterior	Wood Siding	
Stories & Height	2 STORY @ 8'	
Heating/Cooling	Forced Warm Air	
Built	1998	
Remodeled	0	
Base Cost/Sqft	17.82	
Heat-Cool/Sqft	+	3.39
Total	21.21	
Size Factor	X	0.965
Adjusted Cost/Sqft	20.47	
Total Square Feet	X	5,760
Replacement Cost	117,907	
Condition	Average	
% Good Physical	X	.96
Functional	X	1.00
Subtotal	113,191	
Economic Factor	X 1.00	Total Value 113,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1998	873	C 100	12,362	Avg.	96%	100%	100%	11,868
BASEMENT.....	1995	2880	C 100	47,376	Avg.	95%	90%	100%	40,506
5,760 SF	Outbuilding Total								52,374

Acpt Land	765,500	Accepted Bldg	165,600	Total	931,100
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Account: 769 Card: 2 of 4

Location: COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B729 P1

Reference 2

Tran/Land/Bldg 1 2 37

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Commercial Description

Occupancy Type	Clubhouse.....	Finish Basement.
Class & Quality	Masonry.....Good	Masonry.....Avg.
# Dwelling Units	0	0
Exterior	Wood Siding	Concrete Block
Stories & Height	1 STORY @ 14'	1 STORY @ 12'
Heating/Cooling	Warm/Cool Air	NONE
Built	1977	1977
Remodeled	0	0
Base Cost/Sqft	66.62	29.87
Heat-Cool/Sqft	+ 10.09	0.00
Total	76.71	29.87
Size Factor	X 1.114	1.055
Adjusted Cost/Sqft	85.45	31.51
Total Square Feet	X 3,888	3,888
Replacement Cost	332,230	122,511
Condition	Average	Average
% Good Physical	X .83	.81
Functional	X 1.00	1.00
Subtotal	275,751	99,234
Economic Factor	X 1.00	Total Value 374,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1977	456	B 100	4,903	Avq.	84%	100%	100%	4,119
Wood Deck	1977	490	B 100	5,268	Avq.	84%	100%	100%	4,425
Wood Deck	1977	20	D 100	134	Avq.	84%	100%	100%	113
Wood Deck	1977	20	D 100	134	Avq.	84%	100%	100%	113
CANOPY.....	1977	91	B 100	1,957	Avq.	84%	100%	100%	1,644
Encl Frame Porch	1996	180	C 100	5,180	Avq.	95%	100%	100%	4,921
Frame Garage	1994	576	C 100	8,064	Avq.	94%	100%	100%	7,580
7,776 SF						Outbuilding Total			22,915

Acpt Land 0 **Accepted Bldg** 397,900 **Total** 397,900

Oakland
 Name: WATERVILLE COUNTRY CLUB

Valuation Report

07/15/2016

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Map/Lot: 005-079

Account: 769 Card: 3 of 4

Location: COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B729 P1

Reference 2

Tran/Land/Bldg 1 2 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2013	143	B 100	1,281	Ava.	97%	100%	100%	1,243	
7,776 SFLA									1,243	
Accpt Land						0	Accepted Bldg		1,200	Total
									1,200	

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B729 P1

Reference 2

Tran/Land/Bldg 1 2 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Commercial Description

Occupancy Type	Equipment Shed..
Class & Quality	Frame.....Avg.
# Dwelling Units	0
Exterior	Wood Siding
Stories & Height	1 STORY @ 12'
Heating/Cooling	Wall Heaters
Built	1977
Remodeled	0
Base Cost/Sqft	6.79
Heat-Cool/Sqft	+ 0.83
Total	7.62
Size Factor	X 1.002
Adjusted Cost/Sqft	7.64
Total Square Feet	X 4,000
Replacement Cost	30,560
Condition	Average
% Good Physical	X .65
Functional	X 1.00
Subtotal	19,864
Economic Factor	X 1.00
Total Value	19,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
ONE STORY FRAME	1999	480	C 100	24,864	Avq.	97%	100%	100%		24,118
4,480 SF							Outbuilding Total			24,118

Acpt Land

0 **Accepted Bldg**

44,000 **Total**

44,000

Oakland
Name: WATERVILLE COUNTRY CLUB

Valuation Report

07/15/2016

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Map/Lot:

005-079

Account: 769

Location:

COUNTRY CLUB ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	765,500	165,600	931,100	765,500	165,600	931,100
2	0	397,900	397,900	0	397,900	397,900
3	0	1,200	1,200	0	1,200	1,200
4	0	44,000	44,000	0	44,000	44,000
TOTAL	765,500	608,700	1,374,200	765,500	608,700	1,374,200

Oakland
 Name: BOYNTON, SHIRLEY L.

Valuation Report

07/15/2016

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Map/Lot:

005-080-01

Account: 368 Card: 1 of 1

Location: 3 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Sale Data

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10707P173
 Reference 2 BLDG 1, UNIT 1
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Date 04/12/2011
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1104	C 100	15,456	Avq.	88%	36%	90%	4,406
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									91,754

Acpt Land	20,000	Accepted Bldg	91,800	Total	111,800
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Oakland
 Name: PAGE, DAVID U.

Valuation Report

07/15/2016

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Map/Lot:

005-080-02

Account: 2603 Card: 1 of 1

Location:

3 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/15/2003
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7653P212
 Reference 2 UNIT 2 BLDG 1
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 2,5.....	1983	1672	C 100	136,436	Avq.	88%	100%	90%	108,058
Frame Garaqe	1983	1104	C 100	15,456	Avq.	88%	36%	90%	4,406
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									112,650

Acpt Land 20,000 **Accepted Bldg** 112,700 **Total** 132,700

Oakland
 Name: JOSEPH, HAROLD C. & NAJLA A.

Valuation Report

07/15/2016

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Map/Lot:

005-080-03

Account: 191 Card: 1 of 1

Location:

3 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7308P313
 Reference 2 UNIT 3, BLDG 1
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 03/14/2003
 Sale Price 79,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1104	C 100	15,456	Avq.	88%	26%	90%	3,182
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									90,530

Acpt Land	20,000	Accepted Bldg	90,500	Total	110,500
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Oakland
 Name: MACKLIN, JOHN E.

Valuation Report

07/15/2016

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Map/Lot:

005-080-04

Location:

3 ROSSWOOD GREEN LANE

Account: 1701 Card: 1 of 1

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/30/2014
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11700P117
 Reference 2 BLDG.1, UNIT 4
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 18 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1104	C 100	15,456	Avq.	88%	36%	90%	4,406
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									91,754

Acpt Land	20,000	Accepted Bldg	91,800	Total	111,800
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Oakland
 Name: ROACH, JACQUELINE B.

Valuation Report

07/15/2016

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Map/Lot:

005-080-05

Account: 2774 Card: 1 of 1

Location: 3 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2001
 Sale Price 86,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Validity

Reference 1 B6461P084
 Reference 2 BLDG 1, UNIT 5
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 2,5.....	1983	1672	C 100	136,436	Avq.	88%	100%	90%	108,058
Frame Garage	1983	1104	C 100	15,456	Avq.	88%	36%	90%	4,406
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									112,650

Acpt Land	20,000	Accepted Bldg	112,700	Total	132,700
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Valuation Report

Account: 213 Card: 1 of 1

Location: 3 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/26/2011
 Sale Price 114,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10740P066 JT
 Reference 2 BLDG 1, UNIT 6
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000	
Total Acres 0.00						Land Total	20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 6.....	1983	1432	C 100	122,045	Avq.	88%	100%	90%	96,660
Frame Garage	1983	1104	C 100	15,456	Avq.	88%	26%	90%	3,182
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									100,028

Acpt Land 20,000 **Accepted Bldg** 100,000 **Total** 120,000

Oakland
 Name: BACKSTROM, RONA L.

Valuation Report

07/15/2016

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Map/Lot:

005-080-07

Account: 1717 Card: 1 of 1

Location: 17 ROSSWOOD GREEN LANE,UNIT 7

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/12/2012
 Sale Price 121,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11097P281
 Reference 2 BLDG 2, UNIT 7
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1044	C 100	14,616	Avq.	88%	33%	90%	3,820
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									91,168

Acpt Land	20,000	Accepted Bldg	91,200	Total	111,200
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Oakland
 Name: POIRIER, JOSEPH S.

Valuation Report

07/15/2016

Page 460

Map/Lot:

005-080-08

Account: 1808 Card: 1 of 1

Location: 17 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/17/2007
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9468P120
 Reference 2 BLDG 2, UNIT 8
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1044	C 100	14,616	Avq.	88%	39%	90%	4,514
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									91,862

Acpt Land	20,000	Accepted Bldg	91,900	Total	111,900
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Oakland
 Name: GODFREY, ROBERT J.

Valuation Report

07/15/2016

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Map/Lot:

005-080-09

Account: 1097 Card: 1 of 1

Location: 17 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/25/2005
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8514P242
 Reference 2 BLDG 2, UNIT 9
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1044	C 100	14,616	Avq.	88%	39%	90%	4,514
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									91,862

Acpt Land	20,000	Accepted Bldg	91,900	Total	111,900
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Oakland
 Name: PINKHAM, EMMONS M.

Valuation Report

07/15/2016

Page 462

Map/Lot:

005-080-10

Account: 1850 Card: 1 of 1

Location: 17 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/2001
 Sale Price 95,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6642P079
 Reference 2 BLDG 2, UNIT 10
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 10.....	1983	1582	C 100	131,039	Avq.	88%	100%	90%	103,783
Frame Garage	1983	1044	C 100	14,616	Avq.	88%	33%	90%	3,820
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									107,975

Accpt Land	20,000	Accepted Bldg	108,000	Total	128,000
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Oakland
 Name: FORTUNATO, MICHAEL P.

Valuation Report

07/15/2016

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Map/Lot:

005-080-11

Account: 2573 Card: 1 of 1

Location: 17 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/17/2013
 Sale Price 122,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11388P197
 Reference 2 BLDG 2, UNIT 11
 Tran/Land/Bldg 1 1 18
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1044	C 100	14,616	Avq.	88%	28%	90%	3,241
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									90,589

Acpt Land	20,000	Accepted Bldg	90,600	Total	110,600
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Oakland
 Name: LEWIS, GEORGE A.

Valuation Report

07/15/2016

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Map/Lot:

005-080-12

Account: 2903 Card: 1 of 1

Location:

17 ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3296P179
 Reference 2 BLDG 2, UNIT 12
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000	
Total Acres 0.00						Land Total	20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
UNIT 1,3,4,7,8..	1983	1232	C 100	110,053	Avq.	88%	100%	90%	87,162
Frame Garaqe	1983	1044	C 100	14,616	Avq.	88%	28%	90%	3,241
Patio	1983	84	C 100	235	Avq.	88%	100%	90%	186
Outbuilding Total									90,589

Acpt Land	20,000	Accepted Bldg	90,600	Total	110,600
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Oakland
 Name: PINE TREE HOLDING, LLC

Valuation Report

07/15/2016

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Map/Lot:

005-080-13

Account: 4611 Card: 1 of 1

Location:

ROSSWOOD GREEN LANE

Neighborhood 65 ROSSWOOD GREEN

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private

Sale Data	
Sale Date	10/05/2015
Sale Price	24,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12123P81

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%		24,000
0.66	Acres-Frontage 1	5,000.00	3,300	100%		3,300
0.23	Acres-Rear Land 1-10	2,000.00	460	100%		460
Total Acres 1.89					Land Total	27,760

Acpt Land	27,800	Accepted Bldg	0	Total	27,800
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Oakland
 Name: FIEDLER, HAZEL KAY

Valuation Report

07/15/2016

Page 466

Map/Lot: 005-081-1

Account: 2672 Card: 1 of 1

Location: 13 JUNIPERS LANE, UNIT 1

Neighborhood 64 JUNIPERS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/13/2014
 Sale Price 98,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11645P130
 Reference 2 JUNIPERS 101
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total 20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
JUNIPER CONDO...	1985	1064	C 100	70,000	Avq.	89%	100%	95%	59,185
Frame Garage	1985	792	C 100	11,088	Avq.	89%	33%	95%	3,093
Encl Frame Porch	1985	144	C 100	4,172	Avq.	89%	100%	95%	3,527
Frame Shed	1985	32	C 100	224	Avq.	89%	100%	95%	189
Outbuilding Total									65,994
Accpt Land		20,000	Accepted Bldg		66,000	Total			86,000

Oakland
 Name: RANCOURT, MORGANA D.

Valuation Report

07/15/2016

Page 467

Map/Lot:

005-081-2

Account: 1918 Card: 1 of 1

Location:

13 JUNIPERS LANE

Neighborhood 64 JUNIPERS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/30/2009
 Sale Price 82,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10320P106
 Reference 2 JUNIPERS #102
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
JUNIPER CONDO...	1985	1064	C 100	70,000	Avq.	89%	100%	95%	59,185
Frame Garage	1985	792	C 100	11,088	Avq.	89%	33%	95%	3,093
Open Frame Porch	1985	144	C 100	2,156	Avq.	89%	100%	95%	1,823
Outbuilding Total									64,101

Acpt Land	20,000	Accepted Bldg	64,100	Total	84,100
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Oakland
 Name: SCHUTTE, ILSE, TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

005-081-3

Account: 71 Card: 1 of 1

Location:

13 JUNIPERS LANE

Neighborhood 64 JUNIPERS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/16/2011
 Sale Price 96,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10756P224
 Reference 2 JUNIPERS #103
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
JUNIPER CONDO...	1985	1064	C 110	77,000	V.G.	93%	100%	95%	68,029
Frame Garage	1985	792	C 100	11,088	Avq.	89%	33%	95%	3,093
Open Frame Porch	1985	144	C 100	2,156	Avq.	89%	100%	95%	1,823
Outbuilding Total									72,945

Acpt Land	20,000	Accepted Bldg	72,900	Total	92,900
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Oakland
 Name: PROULX, DANIEL

Valuation Report

07/15/2016

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Map/Lot:

005-081-4

Account: 1565 Card: 1 of 1

Location:

13 JUNIPERS LANE

Neighborhood 64 JUNIPERS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/29/2009
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10233P344
 Reference 2 JUNIPERS #104
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total 20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
JUNIPER CONDO...	1985	1064	C 100	70,000	Avq.	89%	100%	95%	59,185
Frame Garage	1985	792	C 100	11,088	Avq.	89%	33%	95%	3,093
Encl Frame Porch	1985	144	C 100	4,172	Avq.	89%	100%	95%	3,527
Frame Shed	1985	32	C 100	224	Avq.	89%	100%	95%	189
Finished Attic	1985	504	C 100	8,820	Avq.	89%	100%	95%	7,457
252 SFLA									
						Outbuilding Total			73,451

Acpt Land	20,000	Accepted Bldg	73,500	Total	93,500
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Oakland
 Name: THORNBERG, GARY A.

Valuation Report

07/15/2016

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Map/Lot:

005-081-5

Account: 1952 Card: 1 of 1

Location:

13 JUNIPERS LANE

Neighborhood 64 JUNIPERS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/07/2014
 Sale Price 76,400
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11642P128
 Reference 2 JUNIPERS #105
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
JUNIPER CONDO...	1985	1064	C 100	70,000	Avq.	89%	100%	95%	59,185
Frame Garage	1985	792	C 100	11,088	Avq.	89%	33%	95%	3,093
Open Frame Porch	1985	144	C 100	2,156	Avq.	89%	100%	95%	1,823
Outbuilding Total									64,101

Acpt Land	20,000	Accepted Bldg	64,100	Total	84,100
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Oakland
 Name: FINLAY, LILA M.

Valuation Report

07/15/2016

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Map/Lot:

005-081-6

Account: 1953 Card: 1 of 1

Location:

13 JUNIPERS LANE

Neighborhood 64 JUNIPERS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1998
 Sale Price 48,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5742P290
 Reference 2 JUNIPERS #106
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total
						20,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
JUNIPER CONDO...	1985	1064	C 100	70,000	Avq.	89%	100%	95%	59,185
Frame Garage	1985	792	C 100	11,088	Avq.	89%	33%	95%	3,093
Open Frame Porch	1985	144	C 100	2,156	Avq.	89%	100%	95%	1,823
Outbuilding Total									64,101

Acpt Land	20,000	Accepted Bldg	64,100	Total	84,100
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Oakland
 Name: WATERVILLE COUNTRY CLUB

Valuation Report

07/15/2016

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Map/Lot: 005-083

Account: 768 Card: 1 of 1

Location: 92 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1 B1195P219

Reference 2

Tran/Land/Bldg 1 2 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
4.00	# -GOLF COURSE HOLE	35,000.00	140,000	100%		140,000	
25.00	Acres-Rear Land 1-10	2,000.00	50,000	0%		0	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
2.00	REAR2-Rear 21+	500.00	1,000	100%		1,000	
Total Acres 48.00						Land Total	197,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.75 ST BARN....	1900	2091	C 100	43,911	Avq-	60%	50%	100%	13,174
Outbuilding Total									13,174

Acpt Land	197,000	Accepted Bldg	13,200	Total	210,200
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Oakland
 Name: EASLER, STEVEN M.

Valuation Report

07/15/2016

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Map/Lot: 005-085

Account: 1742 Card: 1 of 1

Location: 60 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9818P325
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	08/07/2008
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
Total Acres 1.13					Land Total	30,260

Acpt Land	30,300	Accepted Bldg	0	Total	30,300
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Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1954P136
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70			Land Total			31,400

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	624 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	80,862 0 0 0 0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1960	TYPICAL	TYPICAL	Average	Typical	84,393
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	97%	100%	53,210	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	624	C 100	17,612	Avq.	65%	97%	100%	11,105
Frame Bay Window	1920	60	C 100	3,108	Avq.	65%	97%	100%	1,959
1.75 ST GARAGE..	1980	672	C 100	13,171	Avq.	86%	100%	100%	11,327
Wood Deck	1998	80	D 100	538	Avq.	96%	100%	100%	516
1,152 SFLA						Outbuilding Total			24,907

Acpt Land	31,400	Accepted Bldg	78,100	Total	109,500
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Valuation Report

Account: 431 Card: 1 of 1

Location: 36 COUNTRY CLUB ROAD

Neighborhood 6 COUNTRY CLUB RD.

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B2439P171
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	30,000.00	19,209	100%		19,209
Total Acres 0.41						19,209

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1981	14X72	B 100	29,260	Ava.	55%	100%	100%	16,093
ONE STORY FRAME	1981	56	C 100	2,901	Ava.	87%	100%	100%	2,524
Frame Garage	1981	576	C 100	8,064	Ava.	87%	100%	100%	7,016
Frame Shed	1981	120	C 100	840	Ava.	87%	100%	100%	731
Frame Shed	1981	32	C 100	224	Ava.	87%	100%	100%	195
MH SLAB.....	2000	1008	C 100	3,528	Ava.	97%	100%	100%	3,422
1,064 SFLA						Outbuilding Total			29,981
Acpt Land		19,200		Accepted Bldg		30,000		Total	49,200

Valuation Report

Account: 1125 Card: 1 of 1

Location: 902 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 06/01/2001
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6527P020

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
4.00	Acres-Frontage 1	6,250.00	25,000	69%	Excess Frt	17,250
10.00	Acres-Rear Land 1-10	2,500.00	25,000	100%		25,000
Total Acres 15.00					Land Total	79,750

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade C 100	Base	63,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	1980	TYPICAL	TYPICAL	Average	Typical	66,472
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	65%	100%	95%	41,046	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST BARN....	1927	840	C 100	17,640	Avq.	65%	100%	95%	10,893
Wood Deck	2009	76	B 100	818	Avq.	97%	100%	95%	753
Open Frame Porch	1960	96	C 100	1,484	Avq.	65%	100%	95%	917
720 SFLA									
Outbuilding Total									12,563

Acpt Land

79,800

Accepted Bldg

53,600

Total

133,400

Valuation Report

Account: 63 Card: 1 of 3

Location: 878 KENNEDY MEMORIAL DRIVE

Neighborhood 9	KENNEDY MEM DR..	Sale Data	
Zoning/Use	HIGHWAY COMMERCI	Sale Date	01/01/1999
Topography	Level	Sale Price	250,000
Utilities	Drilled WellPublic Sewer	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
LAND USE.....	RES VACANT.....	Verified	Public Record
BUILDING USE....	COMMERCIAL.....	Validity	Arms Length Sale
Reference 1	B5843P209		
Reference 2			
Tran/Land/Bldg	1 2 16		
X Coordinate	0	Y Coordinate	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	75,000.00	88,741	100%		88,741
Total Acres 1.40				Land Total		88,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1940	624	C 100	9,789	Ava.	65%	100%	100%	6,363
OFFICE WOOD.....	1940	624	C 100	52,080	Ava.	65%	100%	100%	33,852
APT	1940	624	C 100	43,344	Ava.	65%	75%	100%	21,130
Encl Frame Porch	1940	112	C 100	3,276	Ava.	65%	100%	100%	2,129
MH SLAB.....	1980	1568	C 100	5,488	Ava.	86%	100%	100%	4,720
Frame Shed	1940	88	C 100	616	Ava.	65%	100%	100%	400
						Outbuilding Total			68,594

Acpt Land	88,700	Accepted Bldg	68,600	Total	157,300
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Valuation Report

Account: 63 Card: 2 of 3

Location: 886 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5843P209

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1980	1800	D 100	85,344	Ava.	86%	100%	100%	73,396
Frame Shed	1950	64	D 100	358	Fair	55%	100%	100%	197
Outbuilding Total									73,593
Acpt Land			0	Accepted Bldg		73,600	Total		73,600

Account: 63 Card: 3 of 3

Map/Lot: 005-089
 Location: 888 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5843P209

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1970	640	D 100	34.675	Ava.	80%	100%	100%	27,740
ONE STORY FRAME	1970	84	D 100	3,480	Ava.	80%	100%	100%	2,784
Wood Deck	1970	54	D 100	363	Ava-	77%	100%	100%	280
Wood Deck	1970	54	D 100	363	Ava-	77%	100%	100%	280
Wood Deck	1970	160	D 100	1,075	Ava.	80%	100%	100%	860
BSMT FINISHED...	1970	640	E 100	14.840	Ava-	77%	100%	100%	11,427
84 SFLA									
						Outbuilding Total			43,371
Acpt Land			0	Accepted Bldg		43,400	Total		43,400

Oakland
Name: HAMMOND, EDWARD C. 1993 TRUST

Valuation Report

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Map/Lot:

005-089

Account: 63

Location:

888 KENNEDY MEMORIAL DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	88,700	68,600	157,300	88,700	68,600	157,300
2	0	73,600	73,600	0	73,600	73,600
3	0	43,400	43,400	0	43,400	43,400
TOTAL	88,700	185,600	274,300	88,700	185,600	274,300

Oakland
 Name: HAMMOND, EDWARD C.

Valuation Report

07/15/2016

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Map/Lot:

005-089-B

Account: 4047 Card: 1 of 1

Location: 882 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 BOS 9/9/04

Reference 2

Tran/Land/Bldg 1 2 27

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	2001	576	D 100	19,354	Avg.	97%	50%	100%	9,386
Frame Shed	2007	156	D 100	874	Avg.	97%	100%	100%	848
Outbuilding Total									10,234
Acpt Land			0	Accepted Bldg		10,200	Total		10,200

Oakland
 Name: LACROIX, ROCK A.

Valuation Report

07/15/2016

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Map/Lot: 005-090

Account: 2764 Card: 1 of 1

Location: 872 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 94,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5762P090

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	75,000.00	60,467	100%		60,467
Total Acres 0.65						60,467

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE MASONRY...	1945	800	D 100	41.440	Ava.	66%	100%	100%	27,350	
GARAGE FRAME ..	1945	576	D 100	19.354	Ava.	66%	100%	100%	12,774	
Shed.....	1945	128	D 100	717	Ava-	61%	100%	100%	437	
Outbuilding Total									40,561	

Acpt Land	60,500	Accepted Bldg	40,600	Total	101,100
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Account: 1905 Card: 1 of 1

Location: 866 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 04/06/2004
 Sale Price 171,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B7912P173

Reference 2

Tran/Land/Bldg 1 2 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.70	Acres-Rear Land 1-10	4,000.00	2,800	100%		2,800
Total Acres 1.70					Land Total	77,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1940	896	C 100	62.720	Avg.	65%	100%	100%	40,768
CHURCH AV.....	2004	1344	C 100	94.080	Avg.	97%	100%	100%	91,258
CHURCH AV.....	2014	4160	D 100	232.960	Avg.	97%	100%	100%	225,971
						Outbuilding Total			357,997

Acpt Land 77,800 **Accepted Bldg** 358,000 **Total** 435,800

Oakland
 Name: MARSTON, DEAN

Valuation Report

07/15/2016

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Map/Lot: 005-091-A

Account: 3549 Card: 1 of 1

Location: 868 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCIAL
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 4

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1977	14X66	D 100	17,952	Fair	35%	90%	100%	5,655	
924 SFLA									5,655	
Acpt Land						0	Accepted Bldg		5,700	Total
									5,700	

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B5870P077
 Reference 2 B11503P321
 Tran/Land/Bldg 1 2 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.00	Acres-Frontage 1	12,000.00	12,000	100%		12,000
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000
10.00	Acres-Rear Land 11-20	2,000.00	20,000	100%		20,000
15.96	REAR2-Rear 21+	1,000.00	15,960	100%		15,960
Total Acres 37.96						Land Total 162,960

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base	76,722
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1980	TYPICAL	TYPICAL	Average	Typical	72,320
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	97%	100%	45,598	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	352	C 100	18,234	Avq.	65%	100%	100%	11,852
Unfinished Attic	1890	352	C 100	986	Avq.	65%	100%	100%	641
Open Frame Porch	1890	80	C 100	1,260	Avq.	65%	100%	100%	819
2S Frame Garage	1980	1120	C 100	23,520	Avq.	86%	100%	100%	20,227
1,360 SFLA									33,539

Acpt Land	163,000	Accepted Bldg	79,100	Total	242,100
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Oakland
 Name: LEMAR, PAULA A.

Valuation Report

07/15/2016

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Map/Lot:

005-096

Account: 1891 Card: 1 of 1

Location:

49 SHORES ROAD

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3874P057
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.70	Acres-Rear Land 1-10	1,500.00	1,050	100%		1,050
Total Acres 1.20			Land Total			23,550

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 100	Base	85,301
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,819
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	88,960			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	73,837				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	512	C 100	7,168	Avq.	83%	100%	100%	5,949
Open Frame Porch	1975	114	C 100	1,736	Avq.	83%	100%	100%	1,441
1,144 SFLA									
						Outbuilding Total			7,390

Accpt Land 23,600 **Accepted Bldg** 81,200 **Total** 104,800

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B770 P432
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	22,500.00	18,554 100%		18,554
Total Acres 0.34				Land Total	18,554

Dwelling Description

Replacement Cost New

Conventional	Two Story	494 Sqft	Grade D 100	Base	56,715
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,948
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	57,003
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	38,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	152	D 100	6,299	Avq.	68%	100%	100%	4,283
Encl Frame Porch	1950	152	D 100	3,517	Avq.	68%	100%	100%	2,392
Frame Garage	1980	576	C 100	8,064	Avq.	86%	100%	100%	6,935
Wood Deck	2012	224	C 100	1,882	Avq.	97%	100%	100%	1,826
1,140 SFLA									
Outbuilding Total									15,436

Acpt Land	18,600	Accepted Bldg	54,200	Total	72,800
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Valuation Report

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1297P33
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	22,500.00	25,851	100%		25,851
Total Acres 0.66				Land Total		25,851

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,440 Sqft	Grade B 100	Base		138,271
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1440 Sqft, Grade B	Basement Gar	None	Fin Bsmt		25,805
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,226
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,290
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Average	Typical				168,592
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%				163,534	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	720	C 100	10,080	Avq.	83%	100%	100%	8,366
15Fr Overhang	2011	80	B 100	5,305	Avq.	97%	100%	100%	5,146
Wood Deck	2013	968	B 100	10,408	Avq.	97%	100%	100%	10,096
1,520 SFLA									
Outbuilding Total									23,608

Acpt Land	25,900	Accepted Bldg	187,100	Total	213,000
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Valuation Report

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/26/2012
 Sale Price: 120,250
 Sale Type: Land & Buildings
 Financing: Conventional
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11208P195
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	22,500.00	13,120 100%		13,120
Total Acres 0.34				Land Total	13,120

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	924 Sqft	Grade C 100	Base	76,238
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	740 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,360
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,277
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	88,875			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	79,099			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1985	70	C 100	3,626	Avq.	89%	100%	100%	3,227
Wood Deck	1985	112	C 100	941	Avq.	89%	100%	100%	837
Frame Shed	1985	96	C 100	672	Avq.	89%	100%	100%	598
994 SFLA						Outbuilding Total			4,662

Acpt Land 13,100 **Accepted Bldg** 83,800 **Total** 96,900

Oakland
 Name: PEACE, DONALD R.

Valuation Report

07/15/2016

Page 490

Map/Lot: 005-100

Account: 869 Card: 1 of 1

Location: 71 SHORES ROAD

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7201P329S
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.23	Acres-Rear Land 1-10	1,500.00	345	100%		345
Total Acres 0.73			Land Total			22,845

Dwelling Description

Replacement Cost New

Other	One Story	418 Sqft	Grade C 90	Base	38,534
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	927
Rooms	6	HEARTH	ONE HEARTH	HEARTH	756
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	8,417
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1980	TYPICAL	TYPICAL	Average	Typical	47,712
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	98%	100%	30,393	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1980	304	C 90	16,853	Avq.	65%	98%	100%	10,735
ONE STORY FRAME	1980	220	C 90	10,256	Avq.	65%	98%	100%	6,533
1S AD/GAR.....	1990	720	C 100	53,424	Avq.	92%	98%	100%	48,167
ONE STORY FRAME	1997	377	C 100	19,529	Avq.	96%	98%	100%	18,373
Patio	1997	680	D 100	1,523	Avq.	96%	100%	100%	1,462
Frame Shed	1930								100
----- S O U N D V A L U E -----									100
2,039 SFLA									85,370

Acpt Land 22,800 **Accepted Bldg** 115,800 **Total** 138,600

Oakland
 Name: HILLTOP DRIVE HOUSING, INC.

Valuation Report

07/15/2016

Page 491

Map/Lot:

005-101

Account: 4249 Card: 1 of 1

Location:

HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Sale Data	
Sale Date	01/04/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RURAL.....
 Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B8268P001

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Rear Land 1-10	2,000.00	1,840	100%		1,840
Total Acres 0.92				Land Total		1,840

Acpt Land 1,800 **Accepted Bldg** 0 **Total** 1,800

Oakland
 Name: PHILPOT, ALBERTA S.

Valuation Report

07/15/2016

Page 492

Map/Lot:

005-101-01

Account: 1490 Card: 1 of 1

Location:

7 HILLTOP DRIVE

Neighborhood 10 NO SECOND RINGWAY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street: Private

Sale Data
 Sale Date: 11/01/2013
 Sale Price: 123,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11556P222
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 22 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-14,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	101,529			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Value(Rcnd)						98,483			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	2004	576	C 110	8,870	Avq.	97%	100%	100%	8,604
Open Frame Porch	2004	128	B 100	2,472	Avq.	97%	100%	100%	2,398
Wood Deck	2004	64	C 110	591	Avq.	97%	100%	100%	573
1,344 SFLA									
Outbuilding Total									11,575

Acpt Land 20,000 **Accepted Bldg** 110,100 **Total** 130,100

Oakland
 Name: ROY, GILBERT D.

Valuation Report

07/15/2016

Page 493

Map/Lot:

005-101-02

Account: 4210 Card: 1 of 1

Location:

8 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 12/15/2006
 Sale Price 170,185
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9729P168
 Reference 2 BOS 12/15/06
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 17 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total 20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 110	Base	119,911
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	107,714
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	104,483

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2006	780	C 110	15,616	Avq.	97%	100%	100%	15,148
Wood Deck	2006	192	C 110	1,774	Avq.	97%	100%	100%	1,721
Jacuzzi #	2006	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,456 SFLA						Outbuilding Total			20,264

Acpt Land	20,000	Accepted Bldg	124,700	Total	144,700
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Oakland
 Name: STEWART, PHILIP E.

Valuation Report

07/15/2016

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Map/Lot:

005-101-03

Account: 4211 Card: 1 of 1

Location:

11 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street: Private

Sale Data
 Sale Date: 04/01/2016
 Sale Price: 136,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12260P323
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 18 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 110	Base	119,911
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2006	0	GOOD	GOOD	Average	Typical	106,987		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		97%	100%	100%		
Value(Rcnld)						103,777		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1.50 ST GARAGE..	2006	780	B 100	18,171	Avq.	97%	100%	100%
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%
Wood Deck	2006	192	B 100	2,065	Avq.	97%	100%	100%
1,456 SFLA							Outbuilding Total	20,130

Accpt Land 20,000 **Accepted Bldg** 123,900 **Total** 143,900

Valuation Report

Map/Lot:

005-101-04

Account: 4212 Card: 1 of 1

Location:

10 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 03/27/2014
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11655P019
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00			Land Total			20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,863
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	102,468
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						99,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	780	B 100	13,978	Avq.	97%	100%	100%	13,559
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%	501
Wood Deck	2006	196	B 100	2,107	Avq.	97%	100%	100%	2,044
Frame Shed	2008	144	B 100	1,291	Avq.	97%	100%	100%	1,252
1,344 SFLA									
Outbuilding Total									17,356

Acpt Land 20,000 **Accepted Bldg** 116,800 **Total** 136,800

Oakland
 Name: BUZZELL, JANIE L.

Valuation Report

07/15/2016

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Map/Lot:

005-101-05

Account: 4213 Card: 1 of 1

Location:

13 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 06/04/2007
 Sale Price 139,175
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11561P125
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00			Land Total			20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 110	Base	97,143
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	87,841			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	85,206				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2007	480	C 110	7,392	Avq.	97%	100%	100%	7,170
Wood Deck	2007	48	B 100	517	Avq.	97%	100%	100%	501
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,120 SFLA									9,674
Outbuilding Total									9,674

Acpt Land	20,000	Accepted Bldg	94,900	Total	114,900
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Oakland
 Name: LIZOTTE, ERVIN D.

Valuation Report

07/15/2016

Page 497

Map/Lot:

005-101-06

Account: 4214 Card: 1 of 1

Location:

12 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street: Private

Sale Data
 Sale Date: 08/13/2007
 Sale Price: 155,000
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9748P287
 Reference 2: BOS 8/13/07
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,736 Sqft	Grade C 110	Base	138,883
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,051
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	122,528
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	99%	100%
						117,664

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	624	C 110	9,610	Avq.	97%	100%	100%	9,322
Wood Deck	2006	192	C 110	1,774	Avq.	97%	100%	100%	1,721
1,736 SFLA									11,043

Acpt Land 20,000 **Accepted Bldg** 128,700 **Total** 148,700

Valuation Report

Neighborhood 10 NO SECOND RINGWAY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street:

Sale Data	
Sale Date	05/10/2006
Sale Price	129,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B9729P166
 Reference 2: 5/10/06
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total 20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 110	Base	104,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	94,198
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	91,372

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2005	48	B 100	517	Avq.	97%	100%	100%	501
Wood Deck	2005	96	B 100	1,032	Avq.	97%	100%	100%	1,001
Frame Garage	2006	432	B 100	7,742	Avq.	97%	100%	100%	7,510
1,232 SFLA									Outbuilding Total 9,012

Acpt Land	20,000	Accepted Bldg	100,400	Total	120,400
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Valuation Report

Map/Lot:

005-101-08

Account: 4216 Card: 1 of 1

Location:

14 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 10/10/2006
 Sale Price 168,888
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9733P227
 Reference 2 BOS 10/10/06 & 12/18/06
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						Land Total 20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 110	Base	119,911
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	106,987
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	103,777

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.50 ST GARAGE..	2006	780	B 100	18,171	Avq.	97%	100%	100%	17,626
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Frame Shed	2008	168	B 100	1,505	Avq.	97%	100%	100%	1,460
1,456 SFLA						Outbuilding Total			23,092

Acpt Land 20,000 **Accepted Bldg** 126,900 **Total** 146,900

Oakland
 Name: CAREY, ALFRED J., JR.

Valuation Report

07/15/2016

Page 500

Map/Lot:

005-101-09

Account: 4217 Card: 1 of 1

Location:

17 HILLTOP DRIVE

Neighborhood 10 NO SECOND RINGWAY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street: Private

Sale Data
 Sale Date: 06/15/2006
 Sale Price: 106,665
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9729P163
 Reference 2: BOS 6/15/06 & 12/18/06
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 25 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 110	Base	104,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	94,223
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	91,396

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%	501
Wood Deck	2006	96	B 100	1,032	Avq.	97%	100%	100%	1,001
Frame Garage	2006	384	B 100	6,881	Avq.	97%	100%	100%	6,675
Encl Frame Porch	2007	98	B 100	3,692	Avq.	97%	100%	100%	3,581
1,232 SFLA						Outbuilding Total			11,758

Acpt Land 20,000 **Accepted Bldg** 103,200 **Total** 123,200

Oakland
 Name: COCHRANE, JANET

Valuation Report

07/15/2016

Page 501

Map/Lot:

005-101-10

Account: 4218 Card: 1 of 1

Location:

16 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street: Private

Sale Data
 Sale Date: 06/30/2006
 Sale Price: 161,000
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9748P290
 Reference 2: BOS 6/30/06
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 65 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,736 Sqft	Grade C 110	Base	138,883
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,714
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	122,941
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	118,060

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	2006	780	B 100	13,978	Avq.	97%	100%	100%	13,559
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%	501
Wood Deck	2006	320	B 100	3,441	Avq.	97%	100%	100%	3,338
Frame Shed	2010	168	B 100	1,505	Avq.	97%	100%	100%	1,460
1,736 SFLA									18,858

Acpt Land 20,000 **Accepted Bldg** 136,900 **Total** 156,900

Valuation Report

Map/Lot:

005-101-11

Account: 4219 Card: 1 of 1

Location:

19 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 11/20/2015
 Sale Price 122,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12171P6
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	100,605			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	97,587				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	192	C 110	1,774	Avq.	97%	100%	100%	1,721
Wood Deck	2007	48	C 110	444	Avq.	97%	100%	100%	431
Frame Garage	2007	576	C 110	8,870	Avq.	97%	100%	100%	8,604
1,344 SFLA						Outbuilding Total			10,756

Acpt Land 20,000 **Accepted Bldg** 108,300 **Total** 128,300

Oakland
 Name: ROY, DAVID R.

Valuation Report

07/15/2016

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Map/Lot:

005-101-12

Account: 4220 Card: 1 of 1

Location:

18 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 03/14/2006
 Sale Price 141,200
 Sale Type Other
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B9748P279 JT
 Reference 2 BOS 3/14/06 & 1218/06
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	100,605
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	97,587

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.25 ST GARAGE..	2006	780	B 100	16,075	Avq.	97%	100%	100%	15,593
Wood Deck	2006	60	B 100	645	Avq.	97%	100%	100%	626
Wood Deck	2006	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,344 SFLA						Outbuilding Total			18,222

Acpt Land 20,000 **Accepted Bldg** 115,800 **Total** 135,800

Oakland
 Name: HODGES, NANCY E.

Valuation Report

07/15/2016

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Map/Lot:

005-101-13

Account: 4221 Card: 1 of 1

Location:

21 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 03/25/2008
 Sale Price 152,584
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9742P039
 Reference 2 BOS 3/25/08
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 65 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	99,571
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	96,583

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Wood Deck	2008	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Wood Deck	2008	48	B 100	517	Avq.	97%	100%	100%	501
1,344 SFLA						Outbuilding Total			12,516

Acpt Land	20,000	Accepted Bldg	109,100	Total	129,100
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Oakland
 Name: GRASS, REUBEN R.

Valuation Report

07/15/2016

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Map/Lot:

005-101-14

Account: 4222 Card: 1 of 1

Location:

20 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Sale Data
 Sale Date 12/18/2006
 Sale Price 142,080
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9738P058
 Reference 2 BOS 12/18/06
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,863
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	102,468
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	99,394

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	2006	780	B 105	14,676	Avq.	97%	100%	100%	14,236
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%	501
Wood Deck	2006	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,344 SFLA									16,740

Acpt Land 20,000 **Accepted Bldg** 116,100 **Total** 136,100

Oakland
 Name: GRINDALL, RICHARD

Valuation Report

07/15/2016

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Map/Lot:

005-101-15

Account: 4223 Card: 1 of 1

Location:

23 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private

Reference 1 B9729P171
 Reference 2 BOS 12/18/06
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000	
Total Acres 0.00						Land Total	20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,848 Sqft	Grade C 110	Base	146,472
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	2,561
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	131,385
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				97%	97%	100%
						123,620

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2004	780	C 110	12,012	Avq.	97%	100%	100%	11,652
Wood Deck	2004	64	C 110	591	Avq.	97%	100%	100%	573
Wood Deck	2009	60	C 100	504	Avq.	97%	100%	100%	489
Frame Shed	2006	96	C 110	739	Avq.	97%	100%	100%	717
ONE STORY FRAME	2009	252	C 110	14,358	Avq.	97%	97%	100%	13,509
2,100 SFLA									
Outbuilding Total									26,940

Acpt Land 20,000 **Accepted Bldg** 150,600 **Total** 170,600

Oakland
 Name: SWICKER, SHIRLEY P.

Valuation Report

07/15/2016

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Map/Lot:

005-101-16

Account: 4224 Card: 1 of 1

Location:

22 HILLTOP DRIVE

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street: Private

Sale Data
 Sale Date: 06/02/2008
 Sale Price: 4,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9748P282 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	20,000.00	20,000	100%		20,000
Total Acres 0.00						20,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,716 Sqft	Grade B 100	Base	160,033
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,063
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,412
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	148,221			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2012	672	B 100	12,043	Avg.	97%	100%	100%	11,682
1,716 SFLA						Outbuilding Total			11,682

Acpt Land 20,000 **Accepted Bldg** 154,000 **Total** 174,000

Oakland
 Name: ROY, TAMMY L.

Valuation Report

07/15/2016

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Map/Lot:

005-102-01

Account: 4400 Card: 1 of 1

Location:

89 SHORES ROAD

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10276P225
 Reference 2

Sale Data
 Sale Date 11/18/2009
 Sale Price 173,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	48,000.00	48,000	80%	Corner/Loc	38,400
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 0.00			Land Total			40,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,736 Sqft	Grade B 100	Base	161,610
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,776
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	145,210			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	99% 100%	139,445			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.50 ST GARAGE..	2007	780	B 100	18,171	Avq.	97%	100%	100%	17,626
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,736 SFLA									19,629
Outbuilding Total									

Acpt Land 40,400 **Accepted Bldg** 159,100 **Total** 199,500

Oakland
 Name: BEGIN, RUSSELL J.

Valuation Report

07/15/2016

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Map/Lot:

005-102-02

Account: 4401 Card: 1 of 1

Location:

83 SHORES ROAD

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10440P124
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Sale Data
 Sale Date 06/09/2010
 Sale Price 177,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	48,000.00	48,000	80%	Corner/Loc	38,400
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 0.00			Land Total			40,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade B 100	Base	139,532
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,264
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	124,494			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	120,759			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2007	780	B 100	18,171	Avq.	97%	100%	100%	17,626
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,456 SFLA						Outbuilding Total			19,629

Acpt Land 40,400 **Accepted Bldg** 140,400 **Total** 180,800

Oakland
 Name: ADDITON, ELLIS B.

Valuation Report

07/15/2016

Page 510

Map/Lot:

005-102-03

Account: 4402 Card: 1 of 1

Location:

79 SHORES ROAD

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 07/11/2007
 Sale Price 175,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9421P347
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	48,000.00	48,000	80%	Corner/Loc	38,400
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 0.00			Land Total			40,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	130,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	121,307			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	117,668			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2007	682	B 100	12,222	Avq.	97%	100%	100%	11,855
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,344 SFLA						Outbuilding Total			13,858

Acpt Land 40,400 **Accepted Bldg** 131,500 **Total** 171,900

Oakland
 Name: ADDITON, ELLIS B.

Valuation Report

07/15/2016

Page 511

Map/Lot:

005-102-04

Account: 4520 Card: 1 of 1

Location:

4 HILLTOP DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B10354P199
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Sale Data	
Sale Date	03/04/2010
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	48,000.00	48,000	80%	Vacancy	0
1.00	Site -Condo Site	2,000.00	2,000	80%	Corner/Loc	30,720
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 0.00					Land Total	32,720

Acpt Land	32,700	Accepted Bldg	0	Total	32,700
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Oakland
 Name: ADDITON, ELLIS B.

Valuation Report

07/15/2016

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Map/Lot:

005-102-05

Account: 451 Card: 1 of 1

Location:

6 HILLTOP DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10354P199
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Sale Data	
Sale Date	03/04/2010
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	48,000.00	48,000	80%	Vacancy	0
1.00	Site -Condo Site	2,000.00	2,000	80%	Corner/Loc	30,720
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 0.00					Land Total	32,720

Acpt Land	32,700	Accepted Bldg	0	Total	32,700
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Oakland
 Name: FIELDSTONE LANDING OWNERS

Valuation Report

07/15/2016

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Map/Lot: 005-103

Account: 452 Card: 1 of 1

Location: SHORES ROAD

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	10/30/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B9104P156
 Reference 2 COMMON AREA
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.82	# -COMMON AREA	1,500.00	16,230	100%		16,230
1.52	Acres-Rear Land 1-10	1,500.00	2,280	100%		2,280
10.82	Acres-Rear Land 1-10	1,500.00	16,230	0%		0
Total Acres 12.34					Land Total	18,510
Accpt Land		18,500	Accepted Bldg		0	Total
						18,500

Oakland
 Name: NASON, CECILE A.

Valuation Report

07/15/2016

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Map/Lot:

005-103-01

Account: 4457 Card: 1 of 1

Location:

1 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/18/2009
 Sale Price 210,410
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10187P033
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 37 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	60,000.00	28,775	100%		28,775
Total Acres 0.23				Land Total		28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,744 Sqft	Grade B 100	Base	162,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,439
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,500
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,563
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2009	0	GOOD	GOOD	Average	Typical	149,091		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		97%	99% 100%	143,172		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	2009	192	B 100	3,620	Avg.	97%	100%	100%
Open Frame Porch	2009	108	B 100	2,114	Avg.	97%	100%	100%
1,744 SFLA						Outbuilding Total		5,562

Acpt Land	28,800	Accepted Bldg	148,700	Total	177,500
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Oakland
 Name: SULLIVAN, LAWRENCE F.

Valuation Report

07/15/2016

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Map/Lot:

005-103-03

Account: 4459 Card: 1 of 1

Location:

3 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10607P109
 Reference 2

Sale Data
 Sale Date 12/02/2010
 Sale Price 159,932
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	60,000.00	26,833	50%	Size/Shape	13,416
Total Acres 0.20						13,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2011	144	B 100	1,291	Ava.	97%	100%	100%	1,252
Outbuilding Total									1,252

Acpt Land	13,400	Accepted Bldg	1,300	Total	14,700
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Oakland
 Name: BOUCHER, CECILE J.

Valuation Report

07/15/2016

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Map/Lot:

005-103-05

Account: 4461 Card: 1 of 1

Location:

5 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/21/2014
 Sale Price 148,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11778P147
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	60,000.00	24,739	100%		24,739
Total Acres 0.17						24,739

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	928 Sqft	Grade B 100	Base		97,901
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-12,472
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,927
Rooms	5	HEARTHS	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	88,356			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Value(Rcnld)						85,705			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2012	432	B 100	7,742	Avg.	97%	100%	100%	7,510
928 SFLA						Outbuilding Total			7,510

Acpt Land	24,700	Accepted Bldg	93,200	Total	117,900
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Oakland
 Name: AUDET, ANNE P.

Valuation Report

07/15/2016

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Map/Lot:

005-103-07

Account: 4463 Card: 1 of 1

Location:

7 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/26/2009
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10256P242
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	60,000.00	26,153	100%		26,153
Total Acres 0.19						26,153

Dwelling Description

Replacement Cost New

Ranch	One Story	1,240 Sqft	Grade B 100	Base	122,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,911
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,111
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2010	0	GOOD	GOOD	Average	Typical	113,007		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		97%	100%	100%		
Value(Rcnld)						109,617		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	2010	396	B 100	7,097	Avg.	97%	100%	100%
Open Frame Porch	2010	96	B 100	1,900	Avg.	97%	100%	100%
1,240 SFLA						Outbuilding Total		8,727
Acpt Land		26,200	Accepted Bldg		118,300	Total		144,500

Valuation Report

Map/Lot:

005-103-09

Account: 4465 Card: 1 of 1

Location:

9 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
Topography Level
Utilities Drilled Well
Street Private

Sale Data
Sale Date 04/11/2011
Sale Price 40,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10708P043 JT
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	60,000.00	35,496	100%		35,496
Total Acres 0.35						35,496

Dwelling Description

Replacement Cost New

Ranch	One Story	1,272 Sqft	Grade B 100	Base	125,024
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,012
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Average	Typical	115,166			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	96	B 100	1,900	Avg.	97%	100%	100%	1,843
1.50 ST GARAGE..	2011	636	B 100	14,816	Avg.	97%	100%	100%	14,372
1,272 SFLA						Outbuilding Total			16,215
Acpt Land		35,500	Accepted Bldg		127,900	Total		163,400	

Oakland
 Name: DESCHAINE, RENO

Valuation Report

07/15/2016

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Map/Lot:

005-103-11

Account: 4467 Card: 1 of 1

Location:

11 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/29/2010
 Sale Price 45,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B10795P274
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	60,000.00	37,947 100%		37,947
Total Acres 0.40				Land Total	37,947

Dwelling Description

Replacement Cost New

Ranch	One Story	1,444 Sqft	Grade B 100	Base	138,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,407
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,554
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Average	Typical	126,959			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	123,150			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2011	96	B 100	1,900	Avq.	97%	100%	100%	1,843
1.50 ST GARAGE..	2011	676	B 100	15,749	Avq.	97%	100%	100%	15,277
Encl Frame Porch	2011	120	B 100	4,480	Avq.	97%	100%	100%	4,346
1,444 SFLA	Outbuilding Total								21,466

Acpt Land	37,900	Accepted Bldg	144,600	Total	182,500
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Oakland
 Name: DAVIS, GEORGE M., JR

Valuation Report

07/15/2016

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Map/Lot:

005-103-12

Account: 4468 Card: 1 of 1

Location: 12 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System

Street Private
 LAND USE..... RES DEV.....

BUILDING USE.... 99
 Reference 1 B10808P196

Reference 2
 Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 8

Sale Data	
Sale Date	08/15/2011
Sale Price	217,249
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.02	Acres-Homesite (Fract)	60,000.00	8,485	80%	Vacancy	0
0.02	Acres-Homesite (Fract)	1,500.00	2,280	25%	Size/Shape	1,697
Total Acres 0.02					Land Total	1,697

Acpt Land	1,700	Accepted Bldg	0	Total	1,700
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Valuation Report

Account: 4469 Card: 1 of 1

Location: 13 FIELDSTONE DRIVE

Neighborhood	FIELDSTONE LANDING/PLACE	Sale Data
Zoning/Use	RURAL.....	Sale Date 06/24/2010
Topography	Level	Sale Price 168,500
Utilities	Drilled WellSeptic System	Sale Type Land & Buildings
Street	Private	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B10454P232
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
0.44	Acres-Homesite (Fract)	60,000.00	39,800 100%			39,799
Total Acres 0.44				Land Total		39,799

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,388 Sqft	Grade B 100	Base		134,171
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-18,655
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,378
Rooms	5	HEARTHS	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,301
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	GOOD	GOOD	Average	Typical	124,195			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		97%	100%	100%	120,469			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Unfinished Attic	2010	280	B 100	1,004	Avq.	97%	100%	100%	974
Open Frame Porch	2010	114	B 100	2,222	Avq.	97%	100%	100%	2,155
Patio	2010	192	C 100	538	Avq.	97%	100%	100%	522
Frame Garage	2010	506	B 100	9,068	Avq.	97%	100%	100%	8,796
Frame Shed	2010	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1,388 SFLA					Outbuilding Total				13,490
Acpt Land		39,800	Accepted Bldg		134,000	Total		173,800	

Valuation Report

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/06/2014
 Sale Price 186,973
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11623P121
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.27	Acres-Homesite (Fract)	60,000.00	31,177	100%		0	
0.27	Acres-Homesite (Fract)	1,500.00	2,280	95%	Size/Shape	29,618	
Total Acres 0.27						Land Total	29,618

Dwelling Description

Replacement Cost New

Ranch	One Story	1,212 Sqft	Grade A 100	Base	150,367
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,362
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,778
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,032
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,357
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	140,172
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		97%	100% 100%	135,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
Open Frame Porch	2013	84	A 100	2,106	Avq.	97%	100%	100%	2,043	
Frame Garage	2013	832	A 100	18,637	Avq.	97%	100%	100%	18,078	
Patio	2013	120	B 100	430	Avq.	97%	100%	100%	417	
1,212 SFLA									Outbuilding Total	20,538

Acpt Land 29,600 **Accepted Bldg** 156,500 **Total** 186,100

Oakland
 Name: LIBBY, BEVERLY

Valuation Report

07/15/2016

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Map/Lot:

005-103-15

Account: 4471 Card: 1 of 1

Location:

15 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/30/2014
 Sale Price 198,200
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11703P008
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 26 39 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	60,000.00	38,419 100%		38,419
Total Acres 0.41				Land Total	38,419

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,147 Sqft	Grade A 100	Base	143,960
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,270
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,522
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	1,285
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	139,233			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	135,056			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	360	A 100	8,064	Avq.	97%	100%	100%	7,822
Open Frame Porch	2008	130	A 100	3,136	Avq.	97%	100%	100%	3,042
Open Frame Porch	2008	72	A 100	1,837	Avq.	97%	100%	100%	1,782
1,147 SFLA						Outbuilding Total			12,646

Acpt Land	38,400	Accepted Bldg	147,700	Total	186,100
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Oakland
 Name: VIOLETTE, THOMAS D.

Valuation Report

07/15/2016

Page 524

Map/Lot:

005-103-16

Account: 4472 Card: 1 of 1

Location:

16 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/15/2013
 Sale Price 177,925
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11308P022
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	60,000.00	36,986 100%		36,986
Total Acres 0.38				Land Total	36,986

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade B 110	Base	121,915
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,144
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,788
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,076
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	114,183			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	110,758			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	36	B 110	907	Avq.	97%	100%	100%	880
1.50 ST GARAGE..	2012	676	B 110	17,324	Avq.	97%	100%	100%	16,804
Patio	2012	120	C 100	336	Avq.	97%	100%	100%	326
1,092 SFLA	Outbuilding Total								18,010
Acpt Land		37,000	Accepted Bldg		128,800	Total		165,800	

Oakland
 Name: LACHANCE, GERALD B.

Valuation Report

07/15/2016

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Map/Lot:

005-103-17

Account: 4473 Card: 1 of 1

Location:

17 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 03/28/2011
 Sale Price 175,948
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10697P152
 Reference 2 B11177P114
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	60,000.00	35,496	100%		35,496
Total Acres 0.35						35,496

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade B 100	Base		106,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-13,978
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,280
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		1,075
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2011	0	GOOD	GOOD	Average	Typical	97,109	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	94,196

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	2011	352	B 100	17,346	Avq.	97%	100%	100%	16,826
ONE STORY FRAME	2011	132	B 100	8,753	Avq.	97%	100%	100%	8,490
Finished Attic	2011	132	B 100	2,957	Avq.	97%	100%	100%	2,868
Encl Frame Porch	2011	120	B 100	4,480	Avq.	97%	100%	100%	4,346
Open Frame Porch	2011	96	B 100	1,900	Avq.	97%	100%	100%	1,843
1,238 SFLA									
Outbuilding Total									34,373

Acpt Land

35,500

Accepted Bldg

128,600

Total

164,100

Oakland
 Name: LACOUNT, DONALD M.

Valuation Report

07/15/2016

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Map/Lot:

005-103-18

Account: 4474 Card: 1 of 1

Location:

18 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/28/2008
 Sale Price 236,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9840P283

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	60,000.00	40,694 100%		40,694
Total Acres 0.46				Land Total	40,694

Dwelling Description

Replacement Cost New

Ranch	One Story	1,708 Sqft	Grade B 100	Base	159,402
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-22,956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,387
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	146,134
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	138,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	2008	11	B 100	729	Avq.	97%	98%	100%	693
1SFr Overhang	2008	11	B 100	729	Avq.	97%	98%	100%	693
Open Frame Porch	2008	28	B 100	680	Avq.	97%	100%	100%	660
1.50 ST GARAGE..	2008	780	B 100	18,171	Avq.	97%	100%	100%	17,626
ONE STORY FRAME	2012	192	B 100	12,730	Avq.	97%	98%	100%	12,101
Wood Deck	2012	81	B 100	871	Avq.	97%	100%	100%	845
1,922 SFLA									32,618
Outbuilding Total									32,618

Acpt Land

40,700

Accepted Bldg

171,500

Total

212,200

Valuation Report

Neighborhood	FIELDSTONE LANDING/PLACE	Sale Data
Zoning/Use	RURAL.....	Sale Date 11/23/2009
Topography	Level	Sale Price 40,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Private	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B10283P044
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 26 0 Land Schedule 8

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	60,000.00	35,496	100%		35,496
Total Acres 0.35					Land Total	35,496

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,464 Sqft	Grade B 100	Base		140,163
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-19,676
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,617
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,226
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	GOOD	GOOD	Average	Typical	128,330			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	124,480				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	96	B 100	1,900	Avq.	97%	100%	100%	1,843
Frame Garage	2010	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Frame Shed	2010	144	B 100	1,291	Avq.	97%	100%	100%	1,252
1,464 SFLA									
						Outbuilding Total		13,107	

Acpt Land	35,500	Accepted Bldg	137,600	Total	173,100
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Oakland
Name: RANDALL, WILLIAM S.

Valuation Report

07/15/2016

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Map/Lot:

005-103-20

Account: 4476 Card: 1 of 1

Location: 20 FIELDSTONE DRIVE

Neighborhood	FIELDSTONE LANDING/PLACE	Sale Data
Zoning/Use	RURAL.....	Sale Date 05/19/2008
Topography	Level	Sale Price 40,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Private	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B9733P157
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 64 39 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	60,000.00	40,694 100%		40,694
Total Acres 0.46			Land Total		40,694

Dwelling Description

Replacement Cost New

Conventional	One Story	1,450 Sqft	Grade B 110	Base	152,965
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,437
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,031
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,429
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	141,536
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						137,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2010	600	B 110	15,375	Avq.	97%	100%	100%	14,914
Unfinished Attic	2010	448	B 110	1,767	Avq.	97%	100%	100%	1,714
Open Frame Porch	2010	125	B 110	2,661	Avq.	97%	100%	100%	2,581
Open Frame Porch	2010	24	B 110	669	Avq.	97%	100%	100%	649
Open Frame Porch	2010	15	B 110	493	Avq.	97%	100%	100%	478
1,450 SFLA									20,336

Acpt Land	40,700	Accepted Bldg	157,600	Total	198,300
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Oakland
 Name: GODFREY, ELEANOR F.

Valuation Report

07/15/2016

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Map/Lot:

005-103-21

Account: 4477 Card: 1 of 1

Location: 21 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 01/14/2013
 Sale Price 152,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11280P325
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 26 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	60,000.00	35,496	100%		35,496
Total Acres 0.35						35,496

Dwelling Description

Replacement Cost New

Ranch	One Story	918 Sqft	Grade B 110	Base	106,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,185
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	905
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	97,341			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Value(Rcnld)						94,421			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	102	B 110	2,208	Avq.	97%	100%	100%	2,142
Frame Garage	2013	432	B 110	8,516	Avq.	97%	100%	100%	8,261
ONE STORY FRAME	2015	192	B 110	14,003	Avq.	97%	100%	100%	13,583
1,110 SFLA									
Outbuilding Total								23,986	

Acpt Land	35,500	Accepted Bldg	118,400	Total	153,900
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Valuation Report

Map/Lot:

005-103-22

Account: 4478 Card: 1 of 1

Location:

22 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/26/2012
 Sale Price 235,103
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11177P305JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	60,000.00	39,345 100%		39,345
Total Acres 0.43				Land Total	39,345

Dwelling Description

Replacement Cost New

Ranch	One Story	1,676 Sqft	Grade B 110	Base	172,567
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-24,778
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,815
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,652
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2012	0	GOOD	GOOD	Average	Typical	161,170	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		97%	100% 100%	156,335	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
1.50 ST GARAGE..	2012	676	B 110	17,324	Avq.	16,804	
Open Frame Porch	2012	80	B 110	1,774	Avq.	1,721	
Open Frame Porch	2012	75	B 110	1,676	Avq.	1,626	
1,676 SFLA						Outbuilding Total	20,151

Acpt Land	39,300	Accepted Bldg	176,500	Total	215,800
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Valuation Report

Account: 4479 Card: 1 of 1

Location: 23 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/28/2012
 Sale Price 168,658
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11147P262
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	60,000.00	38,419	100%		38,419
Total Acres 0.41						38,419

Dwelling Description

Replacement Cost New

Ranch	One Story	1,254 Sqft	Grade B 100	Base	123,605
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,955
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	113,932			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	110,514			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2012	576	B 100	10,322	Avg.	97%	100%	100%	10,012
Open Frame Porch	2012	66	B 100	1,362	Avg.	97%	100%	100%	1,321
1,254 SFLA									
						Outbuilding Total		11,333	

Acpt Land 38,400 **Accepted Bldg** 121,800 **Total** 160,200

Valuation Report

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/19/2013
 Sale Price 188,316
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11594P308
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	60,000.00	38,419 100%		38,419
Total Acres 0.41				Land Total	38,419

Dwelling Description

Replacement Cost New

Ranch	One Story	1,236 Sqft	Grade A 100	Base	152,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,765
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,873
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,384
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	140,912			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	136,685			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2013	96	A 100	2,374	Avq.	97%	100%	100%	2,303
Frame Garage	2013	650	A 100	14,560	Avq.	97%	100%	100%	14,123
Patio	2013	120	B 100	430	Avq.	97%	100%	100%	417
1,236 SFLA	Outbuilding Total								16,843

Acpt Land 38,400 **Accepted Bldg** 153,500 **Total** 191,900

Valuation Report

Map/Lot:

005-103-25

Account: 4482 Card: 1 of 1

Location:

25 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/10/2015
 Sale Price 212,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12181P306
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	60,000.00	37,947 100%		37,947
Total Acres 0.40				Land Total	37,947

Dwelling Description

Replacement Cost New

Ranch	One Story	1,224 Sqft	Grade B 110	Base	133,364
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,246
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,365
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,206
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	GOOD	GOOD	Average	Typical	123,085
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	119,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2012	96	B 110	2,090	Avq.	97%	100%	100%	2,027	
Frame Garage	2012	483	B 110	9,520	Avq.	97%	100%	100%	9,234	
Patio	2012	110	C 100	308	Avq.	97%	100%	100%	299	
Patio	2012	18	C 100	50	Avq.	97%	100%	100%	48	
1,224 SFLA									Outbuilding Total	11,608

Acpt Land 37,900 **Accepted Bldg** 131,000 **Total** 168,900

Valuation Report

Map/Lot:

005-103-26

Account: 4483 Card: 1 of 1

Location:

26 FIELDSTONE DRIVE

Neighborhood	FIELDSTONE LANDING/PLACE	Sale Data
Zoning/Use	RURAL.....	Sale Date 10/31/2008
Topography	Level	Sale Price 55,000
Utilities	Drilled WellSeptic System	Sale Type Land Only
Street	Private	Financing Unknown
		Verified Public Record
		Validity Renovations

Reference 1 B9902P305
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	60,000.00	38,884 100%		38,884
Total Acres 0.42			Land Total		38,884

Dwelling Description

Replacement Cost New

Ranch	One Story	1,524 Sqft	Grade B 100	Base	144,894
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,807
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,366
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	GOOD	GOOD	Average	Typical	134,885			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	130,838				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.50 ST GARAGE..	2009	840	B 100	19,569	Avq.	97%	100%	100%	18,982
Open Frame Porch	2009	120	B 100	2,330	Avq.	97%	100%	100%	2,260
Open Frame Porch	2009	120	B 100	2,330	Avq.	97%	100%	100%	2,260
1,524 SFLA									
Outbuilding Total									23,502

Acpt Land 38,900 **Accepted Bldg** 154,300 **Total** 193,200

Oakland
 Name: COGAN, EDWARD F., JR.

Valuation Report

07/15/2016

Page 535

Map/Lot:

005-103-27

Account: 4484 Card: 1 of 1

Location:

27 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/17/2013
 Sale Price 259,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11449P242
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	60,000.00	35,496 100%		35,496
Total Acres 0.35				Land Total	35,496

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,820 Sqft	Grade B 100	Base	168,233
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-22,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,631
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	153,485
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	147,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2008	896	B 100	20,873	Avq.	97%	100%	100%	20,247
Open Frame Porch	2008	168	B 100	3,189	Avq.	97%	100%	100%	3,093
Open Frame Porch	2008	216	B 100	4,050	Avq.	97%	100%	100%	3,928
Unfinished Attic	2008	238	B 100	853	Avq.	97%	100%	100%	827
Outbuilding Total									28,095

Acpt Land	35,500	Accepted Bldg	175,500	Total	211,000
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Oakland
 Name: SMITH, JAMES A.

Valuation Report

07/15/2016

Page 536

Map/Lot:

005-103-28

Account: 4485 Card: 1 of 1

Location: 28 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/15/2007
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9465P149

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	60,000.00	31,177	80%	Vacancy	0
0.27	Acres-Homesite (Fract)	1,500.00	2,280	90%	Size/Shape	22,448
Total Acres 0.27					Land Total	22,448

Acpt Land 22,400 **Accepted Bldg** 0 **Total** 22,400

Oakland
 Name: MORIN, CLIFFORD E.

Valuation Report

07/15/2016

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Map/Lot:

005-103-29

Account: 4486 Card: 1 of 1

Location:

29 FIELDSTONE DRIVE

Neighborhood FIELDSTONE LANDING/PLACE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/16/2013
 Sale Price 221,600
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11449P150
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	60,000.00	37,470 100%		37,470
Total Acres 0.39				Land Total	37,470

Dwelling Description

Replacement Cost New

Ranch	One Story	1,608 Sqft	Grade B 110	Base	166,669
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,773
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	8,431
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,585
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	160,008			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	155,208		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	2013	784	B 110	21,636	Avq.	97%	100%	100%	20,987
Open Frame Porch	2013	96	B 110	2,090	Avq.	97%	100%	100%	2,027
Patio	2013	120	C 100	336	Avq.	97%	100%	100%	326
1,608 SFLA									
Outbuilding Total									23,340

Acpt Land	37,500	Accepted Bldg	178,500	Total	216,000
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Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1258P484
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			32,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 100	Base	118,807
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,490
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	6,934
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	128,871
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	97%	100%
						93,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1962	168	C 100	10,349	Avq.	75%	97%	100%	7,529
1.25 ST GARAGE..	1962	480	C 100	7,728	Avq.	75%	100%	100%	5,796
Frame Shed	1966	192	D 100	1,075	Avq.	78%	100%	100%	838
Frame Shed	1966			----- S O U N D V A L U E -----					300
1.25 ST GARAGE..	1976	720	C 100	11,592	Avq.	84%	100%	100%	9,737
Wood Deck	1962	264	C 100	2,218	Avq.	75%	100%	100%	1,664
Frame Shed	2006	96	D 100	538	Avq.	97%	50%	100%	261
1 Story/BASEMENT	2007	144	B 100	11,354	Avq.	97%	97%	100%	10,683
2,174 SFLA				Outbuilding Total					36,808

Acpt Land	32,000	Accepted Bldg	130,600	Total	162,600
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Valuation Report

Neighborhood 12 TUKEY ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/22/2003
 Sale Price: 95,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7648P001
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 2.40			Land Total			35,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	252 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,764
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	87,761
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	67,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1964	192	D 100	4,413	Fair	55%	100%	100%	2,427
Frame Garage	1964	768	C 100	10,752	Avq.	77%	100%	100%	8,279
Wood Deck	1998	100	C 100	840	Avq.	96%	100%	100%	806
1,008 SFLA									
Outbuilding Total									11,512

Acpt Land 35,800 **Accepted Bldg** 79,100 **Total** 114,900

Account: 67 Card: 1 of 1

Map/Lot: 006-003
 Location: 100 TUKEY ROAD

Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1679P42
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 37 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 2.40			Land Total			35,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	102,110
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	105,422			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		82%	100%	100%	86,446		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 ST GARAGE..	1980	1200	C 100	23,520	Avg.	86%	85%	100%	17,193
Frame Shed	1980			----- SOUND VALUE -----					700
Frame Shed	1980	160	C 100	1,120	Avg.	86%	100%	100%	963
ONE STORY FRAME	1980	60	C 100	3,108	Avg.	82%	100%	100%	2,549
Wood Deck	1980	384	C 100	3,226	Avg.	82%	100%	100%	2,645
Frame Shed	1960	240	D 100	1,344	Avg.	60%	100%	100%	806
1,404 SFLA						Outbuilding Total			24,856
Acpt Land		35,800	Accepted Bldg		111,300	Total			147,100

Oakland
 Name: MARDEN, ROBERT M.

Valuation Report

07/15/2016
 Page 541
 006-004
 TUKEY ROAD

Account: 444 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B2861P130
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
3.00	Acres-Rear Land 11-20	600.00	1,800	100%		1,800	
Total Acres 13.00					Land Total	21,800	
Acpt Land		21,800	Accepted Bldg		0	Total	21,800

Oakland
 Name: BARTLETT, ROBERT K. SR.

Valuation Report

07/15/2016
 Page 542
 006-005
 TUKEY ROAD

Account: 235 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B1605P481 JT
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
27.94	REAR2-Rear 21+	500.00	13,970	100%		13,970
Total Acres 47.94					Land Total	39,970
Acpt Land		40,000	Accepted Bldg		0	Total
						40,000

Account: 2116 Card: 1 of 1

Map/Lot: 006-005-1
 Location: 130 TUKEY ROAD

Neighborhood 12 TUKEY ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: No Street

Reference 1: B3355P107
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.06	Acres-Rear Land 1-10	2,000.00	2,120	100%		2,120
Total Acres 2.06			Land Total			32,120

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 115	Base		112,033
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,046
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,898
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,415
Insulation	Heavy			Insulation		1,150
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	122,542
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	98%	100%	109,283	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1988	620	C 115	12,977	Avq.	91%	100%	100%	11,809
Encl Frame Porch	1988	100	C 115	3,381	Avq.	91%	100%	100%	3,077
1 Story/BASEMENT	1988	182	C 115	12,893	Avq.	91%	98%	100%	11,498
Wood Deck	1988	300	C 100	2,520	Avq.	95%	100%	100%	2,394
ONE STORY FRAME	1998	440	C 115	26,211	Avq.	96%	98%	100%	24,660
Unfinished Attic	1998	440	C 115	1,417	Avq.	96%	100%	100%	1,360
Wood Deck	1998	132	C 100	1,109	Avq.	96%	100%	100%	1,065
Swimming Pool	2000	576	C 100	7,000	Avq.	97%	100%	100%	6,790
Patio	2000	312	C 100	874	Avq.	97%	100%	100%	848
1.50 ST GARAGE..	2007	768	B 100	17,892	Avq.	97%	100%	100%	17,355
2,050 SFLA									
Outbuilding Total									80,856

Acpt Land	32,100	Accepted Bldg	190,100	Total	222,200
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Oakland
 Name: MARDEN, ROBERT M.

Valuation Report

07/15/2016

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Map/Lot:

006-006

Account: 1438 Card: 1 of 1

Location:

116 TUKEY ROAD

Neighborhood 12 TUKEY ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2509P46
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
Total Acres 3.20			Land Total			34,400

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	909 Sqft	Grade C 110	Base	118,304
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,400
Fin. Basement Area	318 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,897
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,312
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	Floor & Stairs			Attic	2,800
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	1986	TYPICAL	TYPICAL	Above Average	Typical	131,685
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	99%	100%	100,383	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	29	C 100	244	Avq.	92%	100%	100%	224
Encl Frame Porch	1995	120	C 110	3,850	Avq.	95%	100%	100%	3,658
Open Frame Porch	1995	32	C 110	647	Avq.	95%	100%	100%	615
Open Frame Porch	1995	170	B 100	3,226	Avq.	95%	100%	100%	3,065
1.50 ST SHED....	1995	292	B 100	3,401	Avq.	95%	100%	100%	3,231
1.75 ST GARAGE..	1995	484	B 100	12,142	Avq.	95%	100%	100%	11,535
ONE STORY FRAME	2007	200	B 100	13,261	Avq.	97%	99%	100%	12,734
Jacuzzi #	2008	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,791 SFLA									
Outbuilding Total									38,457

Acpt Land 34,400 **Accepted Bldg** 138,800 **Total** 173,200

Oakland
 Name: MARDEN, ROBERT M.

Valuation Report

07/15/2016

Page 545

Map/Lot:

006-007

Account: 1319 Card: 1 of 1

Location:

115 TUKEY ROAD

Neighborhood 12 TUKEY ROAD
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4265P013

Reference 2

Tran/Land/Bldg 1 6 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
47.00	Acres-Hardwood	239.00	11,233	100%		11,233
Total Acres 51.00			Land Total			47,233

Dwelling Description

Replacement Cost New

Other	One Story	572 Sqft	Grade D 100	Base	43,644
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	1992	TYPICAL	TYPICAL	Above Average	Typical	43,644			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	100%	100%	33,606				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1958	500	D 100	5,600	Avq.	73%	100%	100%	4,088
Frame Shed	1958			---- S O U N D V A L U E ----					600
Frame Shed	1966			---- S O U N D V A L U E ----					200
Frame Shed	2010	400	C 100	2,800	Avq.	97%	100%	100%	2,716
572 SFLA									Outbuilding Total
									7,604
Acpt Land		47,200	Accepted Bldg		41,200	Total			88,400

Valuation Report

Neighborhood 12 TUKEY ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/17/2006
 Sale Price: 118,600
 Sale Type: Land & Buildings
 Financing: Conventional
 Verified: Buyer
 Validity: Arms Length Sale

Reference 1: B8806P096
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,134 Sqft	Grade C 100	Base	89,174
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,794
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Good	Typical	94,068
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	78,076
None			83%	100%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1963	96	C 100	2,828	Good	83%	100%	100%	2,347
Frame Garage	1974	576	C 100	8,064	Avq.	82%	100%	100%	6,612
Frame Shed	1974	240	D 100	1,344	Avq.	82%	100%	100%	1,102
Frame Shed	1963								100
----- S O U N D V A L U E -----									100
1,134 SFLA									10,161
Outbuilding Total									10,161

Acpt Land	28,800	Accepted Bldg	88,200	Total	117,000
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Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1476P563 JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
7.00	Acres-Rear Land 11-20	600.00	4,200	100%		4,200	
Total Acres 20.00						Land Total	62,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	863 Sqft	Grade C 100	Base	96,399
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,625
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1926	0	TYPICAL	TYPICAL	Above Average	Typical	97,394
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	93%	100%	63,403	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
ONE STORY FRAME	1960	450	C 100	23,310	Avq+	70%	93%	100%	15,175	
Unfinished Attic	1926	300	C 100	840	Avq+	70%	100%	100%	588	
1 Story/BASEMENT	1926	300	C 100	18,480	Avq+	70%	93%	100%	12,030	
ONE STORY FRAME	2008	176	B 100	11,669	Avq.	97%	93%	100%	10,527	
ONE STORY FRAME	1926	40	C 100	2,072	Avq+	70%	93%	100%	1,349	
ONE STORY FRAME	1926	144	C 100	7,459	Avq+	70%	93%	100%	4,856	
1 & 3/4 STORY FR	1926	105	C 100	7,615	Avq+	70%	93%	100%	4,957	
Open Frame Porch	1926	35	C 100	630	Avq+	70%	100%	100%	441	
1.75 ST BARN....	1926	1860	C 100	39,060	Avq.	50%	40%	100%	7,812	
Patio	2008	100	C 100	280	Avq.	97%	100%	100%	272	
2,804 SFLA									Outbuilding Total	58,007

Acpt Land

62,300

Accepted Bldg

121,400

Total

183,700

Oakland
 Name: PULLEN, HORACE M. & WILLIAM E.,

Valuation Report

07/15/2016

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Map/Lot:

006-010

Account: 238 Card: 1 of 1

Location:

19 SHORES ROAD

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B10945P033
 Reference 2 B2608P178
 Tran/Land/Bldg 1 2 25
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.05	Acres-Frontage 1	12,000.00	12,600	100%		12,600
Total Acres 2.05					Land Total	87,600

Commercial Description

Occupancy Type	Service Garage..	
Class & Quality	Rigid Frame.Avg.	
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 14'	
Heating/Cooling	Hot Water	
Built	1984	
Remodeled	0	
Base Cost/Sqft	22.40	
Heat-Cool/Sqft	+	6.17
Total	28.57	
Size Factor	X	1.031
Adjusted Cost/Sqft	29.46	
Total Square Feet	X	7,200
Replacement Cost	212,112	
Condition	Average	
% Good Physical	X	.81
Functional	X	1.00
Subtotal	171,811	
Economic Factor	X 1.00	Total Value 171,811

Acpt Land	87,600	Accepted Bldg	171,800	Total	259,400
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Oakland
 Name: ATHANUS, BRENDA A.

Valuation Report

07/15/2016

Page 550

Map/Lot: 006-011

Account: 2500 Card: 1 of 1

Location: 818 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B2277P350

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	75,000.00	42,426	100%		42,426
Total Acres 0.32						42,426

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1950	1658	D 100	79,142	Avg-	64%	70%	100%	35,456	
Outbuilding Total									35,456	

Acpt Land	42,400	Accepted Bldg	35,500	Total	77,900
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Oakland
 Name: DONEGAN, THOMAS

Valuation Report

07/15/2016

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Map/Lot: 006-012

Account: 1468 Card: 1 of 1

Location: 822 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B3417P108

Reference 2

Tran/Land/Bldg 1 2 20

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	75,000.00	50,867	100%		50,867
Total Acres 0.46				Land Total		50,867
Acpt Land	50,900	Accepted Bldg	0	Total		50,900

Account: 561 Card: 1 of 1

Location: 826 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B3456P129

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	75,000.00	75,000	100%		75,000
1.01	Acres-Rear Land 1-10	4,000.00	4,040	100%		4,040
Total Acres 2.01					Land Total	79,040

Commercial Description

Occupancy Type	Dist.Warehouse..	Office.....
Class & Quality	Rigid Frame.Avg.	Frame.....Low
# Dwelling Units	0	0
Exterior	Steel	Wood Siding
Stories & Height	1 STORY @ 16'	1 STORY @ 8'
Heating/Cooling	NONE	Forced Warm Air
Built	1975	1975
Remodeled	0	0
Base Cost/Sqft	18.99	31.98
Heat-Cool/Sqft	+	0.00
Total	18.99	38.68
Size Factor	X	1.041
Adjusted Cost/Sqft		19.77
Total Square Feet	X	26,954
Replacement Cost		532,881
Condition	Average	Average
% Good Physical	X	.78
Functional	X	1.00
Subtotal		415,647
Economic Factor	X 1.00	Total Value
		489,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
COV LOAD DOCK...	1975	500	D 100	8,400	Avq.	83%	100%	100%	6,972
GD POLE SHED....	1998	5056	C 100	35,392	Avq.	96%	100%	100%	33,976
29,672 SF						Outbuilding Total			40,948

Acpt Land 79,000 **Accepted Bldg** 530,000 **Total** 609,000

Oakland
 Name: FABIAN OIL INC.

Valuation Report

07/15/2016

Page 553

Map/Lot: 006-014

Account: 2606 Card: 1 of 1

Location: 836 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B3984P091

Reference 2

Tran/Land/Bldg 1 2 23

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	75,000.00	65,812	100%		65,812
Total Acres 0.77				Land Total		65,812

Commercial Description

Occupancy Type	Stor.Warehouse..	
Class & Quality	Rigid Frame.Low	
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 16'	
Heating/Cooling	Forced Warm Air	
Built	1979	
Remodeled	1992	
Base Cost/Sqft		12.28
Heat-Cool/Sqft	+	3.39
Total		15.67
Size Factor	X	1.331
Adjusted Cost/Sqft		20.86
Total Square Feet	X	1,600
Replacement Cost		33,376
Condition	Average	
% Good Physical	X	.79
Functional	X	1.00
Subtotal		26,367
Economic Factor	X 1.00	Total Value 26,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
CANOPY.....	1979	2200	C 100	36,960	Avq.	79%	100%	100%		29,198
1,600 SF							Outbuilding Total			29,198
Accpt Land		65,800	Accepted Bldg			55,600	Total			121,400

Oakland
 Name: COTE, GERALD R. JR.

Valuation Report

07/15/2016

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Map/Lot: 006-015

Account: 2694 Card: 1 of 1

Location: 840 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B1915P92

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
Total Acres 1.00				Land Total		75,000

Commercial Description

Occupancy Type	Retail Store....					
Class & Quality	Rigid Frame.Low					
# Dwelling Units	0					
Exterior	Steel					
Stories & Height	1 STORY @ 10'					
Heating/Cooling	Forced Warm Air					
Built	1977					
Remodeled	1986					
Base Cost/Sqft			24.42			
Heat-Cool/Sqft	+		3.19			
Total			27.61			
Size Factor	X		0.954			
Adjusted Cost/Sqft			26.34			
Total Square Feet	X		8,220			
Replacement Cost			216,515			
Condition	Above Average					
% Good Physical	X		.82			
Functional	X		1.00			
Subtotal			177,542			
Economic Factor	X	0.90				
			Total Value		159,788	

Acpt Land	75,000	Accepted Bldg	159,800	Total	234,800
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Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Private
 LAND USE..... RES VACANT.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B1915P92
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.19	Acres-Rear Land 1-10	2,500.00	475	100%		475
Total Acres 0.69			Land Total			37,975

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 95	Base	88,616
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	192 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,150
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,990
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1954	1978	TYPICAL	TYPICAL	Above Average	Typical	94,756				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	Location	75%	90%	90%	57,564					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1978	150	C 95	1,197	Avq+	75%	100%	90%	808	
Open Frame Porch	1978	35	C 95	599	Avq+	75%	100%	90%	404	
ONE STORY FRAME	1978	105	C 95	5,167	Avq+	75%	90%	90%	3,139	
Frame Garage	1954	1020	C 95	13,566	Avq+	75%	100%	90%	9,157	
Frame Shed	1990	96	C 95	638	Avq+	75%	100%	90%	430	
ONE STORY FRAME	1990	540	C 100	27,972	Avq.	92%	90%	90%	20,845	
1,989 SFLA							Outbuilding Total			34,783
Acpt Land		38,000		Accepted Bldg		92,300		Total	130,300	

Valuation Report

Account: 340 Card: 1 of 1

Location: 863 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B11554P181
 Reference 2 B11785P267 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	10/25/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	37,500.00	49,466	100%		49,466
Total Acres 0.87						49,466

Dwelling Description

Replacement Cost New

Ranch	One Story	1,054 Sqft	Grade C 100	Base	84,246
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,597
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	1989	TYPICAL	TYPICAL	Average	Typical	86,843	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	
None		Location		74%	100%	95%	
Outbuildings/ Additions/ Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Percent Good	
Frame Garage	1960	600	D 100	6,720	Avq.	74% 100% 95%	
Frame Garage	1960	368	C 100	5,152	Avq.	74% 100% 95%	
1,054 SFLA						Outbuilding Total	8,345

Acpt Land 49,500 **Accepted Bldg** 69,400 **Total** 118,900

Valuation Report

Map/Lot:

006-016-1

Account: 3777 Card: 1 of 1

Location: 873 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 10/22/2002
 Sale Price 370,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B7112P207

Reference 2

Tran/Land/Bldg 1 2 47

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.12	Acres-Rear Land 1-10	4,000.00	4,480	100%		4,480
Total Acres 2.12						79,480
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	2013	9999	C 100	264,853	Avg.	97%	80%	100%	205,526
WAREHOUSE ST....	2013	9999	C 100	264,853	Avg.	97%	80%	100%	205,526
WAREHOUSE ST....	2013	2	C 100	53	Avg.	97%	80%	100%	41
Outbuilding Total									411,093

Acpt Land 79,500 **Accepted Bldg** 411,100 **Total** 490,600

Valuation Report

Map/Lot: 006-017

Account: 1587 Card: 1 of 1

Location: 859 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/25/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9530P120
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	37,500.00	33,958 100%		33,958
Total Acres 0.41				Land Total	33,958

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,053 Sqft	Grade C 100	Base	84,185
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	737 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,318
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,595
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Above Average	Typical	101,718			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		80%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1960	112	C 100	941	Avq+	80%	100%	95%	715
1,053 SFLA						Outbuilding Total			715

Acpt Land 34,000 **Accepted Bldg** 78,000 **Total** 112,000

Valuation Report

Account: 1585 Card: 1 of 1

Location: 853 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 08/19/2004
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8084P085
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	37,500.00	36,742 100%		36,742
Total Acres 0.48				Land Total	36,742

Dwelling Description

Replacement Cost New

Ranch	One Story	1,141 Sqft	Grade C 100	Base	89,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	913 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,782
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Above Average	Typical	104,068			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	83%	100%	95%	82,058				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	64	C 100	1,036	Avq+	83%	100%	95%	817
ONE STORY FRAME	1970	130	C 100	6,734	Avq+	83%	100%	95%	5,310
Encl Frame Porch	1970	135	C 100	3,920	Avq+	83%	100%	95%	3,091
Frame Garage	1970	672	C 100	9,408	Avq.	80%	100%	95%	7,150
Wood Deck	2011	80	B 100	860	Avq.	97%	100%	95%	792
Frame Shed	2000	120	B 100	1,075	Avq.	97%	100%	95%	991
1,271 SFLA									18,151
Acpt Land				36,700	Accepted Bldg		100,200	Total	136,900

Oakland
 Name: SMITH, JEFFREY D.

Valuation Report

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Map/Lot: 006-019

Account: 2519 Card: 1 of 1

Location: 849 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 12/27/2002
 Sale Price 77,721
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7212P329

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	75,000.00	45,621	100%		45,621
Total Acres 0.37						45,621

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1954	1515	C 100	91,119	Ava+	75%	90%	100%	61,505
Wood Deck	1995	240	C 100	2,016	Ava.	95%	100%	100%	1,915
Wood Deck	0			----- S O U N D V A L U E -----					100
Outbuilding Total									63,520

Acpt Land	45,600	Accepted Bldg	63,500	Total	109,100
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Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B6322P304
 Reference 2

Sale Data
 Sale Date 10/01/2000
 Sale Price 116,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 14
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.50	Acres-Rear Land 1-10	2,500.00	1,250	100%		1,250
Total Acres 1.00			Land Total			38,750

Dwelling Description

Replacement Cost New

Ranch	One Story	2,016 Sqft	Grade C 100	Base	150,681
Exterior	ALUM/VINYL	Masonry Trim	80Sqft	Trim	336
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1900 Sqft, Grade C	Basement Gar	None	Fin Bsmt	26,600
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,967
Rooms	16	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1985	TYPICAL	TYPICAL	Average	Typical	195,184
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	81%	100%	116,993	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	80	C 100	1,260	Avq.	74%	100%	100%	932
Open Frame Porch	1960	96	C 100	1,484	Avq.	74%	100%	100%	1,098
Frame Shed	1960	160	C 100	1,120	Avq.	74%	100%	100%	829
2,016 SFLA									
Outbuilding Total									2,859

Acpt Land 38,800 **Accepted Bldg** 119,900 **Total** 158,700

Oakland
 Name: MORNEAU, DENIS A.

Valuation Report

07/15/2016

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Map/Lot: 006-021

Account: 1906 Card: 1 of 1

Location: 835 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3632P155 JT

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	75,000.00	49,181	100%		49,181
Total Acres 0.43						49,181
						Land Total
						49,181

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1980	5340	C 100	299,964	Ava.	86%	70%	100%	180,578
OFFICE WOOD.....	1980	880	C 100	70,000	Ava.	86%	100%	100%	60,200
Open Frame Porch	1980	592	C 100	8,428	Ava.	86%	100%	100%	7,248
Wood Deck	1980	192	C 100	1,613	Ava.	86%	100%	100%	1,387
Frame Shed	1998	105	D 100	588	Ava.	96%	100%	100%	564
Outbuilding Total									249,977

Acpt Land	49,200	Accepted Bldg	250,000	Total	299,200
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Valuation Report

Account: 701 Card: 1 of 1

Location: 829 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 05/01/2001
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6520P175+177
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.07	Acres-Rear Land 1-10	2,500.00	175	100%		175
Total Acres 0.57			Land Total			37,675

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	616 Sqft	Grade C 100	Base	80,172
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	80,172
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	80%	100%	95%	60,931	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1970	504	C 100	8,114	Avq.	80%	100%	95%	6,166
Open Frame Porch	1970	30	C 100	560	Avq.	80%	100%	95%	426
Open Frame Porch	1970	15	C 100	350	Avq.	80%	100%	95%	266
1,078 SFLA									6,858
Outbuilding Total									6,858

Acpt Land 37,700 **Accepted Bldg** 67,800 **Total** 105,500

Valuation Report

Account: 1197 Card: 1 of 1

Location: 825 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..
 Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 11/01/1995
 Sale Price 64,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5010P098
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	75,000.00	42,426 100%		42,426
Total Acres 0.32				Land Total	42,426

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	518 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,802
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	5		
Baths	1	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Average	Typical	93,899			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		77%	100% 100%	72,302			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1959	528	C 100	7,392	Avg.	74%	100%	100%	5,470
Wood Deck	1984	180	C 100	1,512	Avg.	88%	100%	100%	1,331
1,008 SFLA						Outbuilding Total			6,801
Acpt Land		42,400	Accepted Bldg		79,100	Total		121,500	

Neighborhood 9	KENNEDY MEM DR..	Sale Data	
Zoning/Use	SUBURBAN.....	Sale Date	05/19/2011
Topography	Level	Sale Price	80,000
Utilities	Public WaterPublic Sewer	Sale Type	Land & Buildings
Street	Paved	Financing	Unknown
LAND USE.....	RES DEV.....	Verified	Public Record
BUILDING USE....	RESIDENTIAL.....	Validity	Other Non Valid
Reference 1	B10734P285		
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	Land Schedule		1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	37,500.00	29,528	100%		29,528
Total Acres 0.31				Land Total		29,528

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	317 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,550
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	82,006			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	74%	100%	95%	57,650				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1960	50	C 100	1,540	Avq.	74%	100%	95%	1,083
Frame Garage	1960	240	C 100	3,360	Avq.	74%	100%	95%	2,362
Frame Shed	1960			----- S O U N D V A L U E -----					500
Frame Shed	1974	192	D 100	1,075	Avq.	70%	100%	95%	714
960 SFLA							Outbuilding Total		4,659
Acpt Land		29,500	Accepted Bldg		62,300	Total			91,800

Valuation Report

Account: 1457 Card: 1 of 1

Location: 813 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 06/01/1993
 Sale Price 91,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1385P395 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 26 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	37,500.00	31,375	100%		31,375
Total Acres 0.35						31,375

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade C 100	Base	92,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1952	0	GOOD	TYPICAL	Good	Typical	92,501			
Functional Obsolescence						Value(Rcnld)			
None									
Economic Obsolescence		Phys. %		Func. %	Econ. %	68,543			
Location		78%		100%	95%				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	312	C 100	16,162	Good	78%	100%	95%	11,976
Frame Garage	1967	960	C 100	13,440	Good	78%	100%	95%	9,959
Wood Deck	1980	196	C 100	1,646	Avq.	80%	100%	95%	1,251
1,500 SFLA									
Outbuilding Total								23,186	

Acpt Land 31,400 **Accepted Bldg** 91,700 **Total** 123,100

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10287P195
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	11/24/2009
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	30,000.00	24,372	100%		24,372
Total Acres 0.33			Land Total			24,372

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 100	Base	90,283
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	9,464
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Average	Typical	104,266			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
Value(Rcnld)						80,285			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1965	260	C 100	2,184	Avg.	77%	100%	100%	1,682
1SFr Overhang	1965	48	C 100	2,486	Avg.	77%	100%	100%	1,914
1,200 SFLA									
Outbuilding Total									3,596

Acpt Land	24,400	Accepted Bldg	83,900	Total	108,300
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Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6978P346
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 07/12/2002
 Sale Price 111,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	30,000.00	24,000 100%		24,000
Total Acres 0.32				Land Total	24,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	86,587
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	710 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,940
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	101,738
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						85,460

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhang	1976	70	C 100	3,626	Avq.	84%	100%	100%	3,046	
Frame Garage	1976	350	C 100	4,900	Avq.	84%	100%	100%	4,116	
ONE STORY FRAME	1976	326	C 100	16,887	Avq.	84%	100%	100%	14,185	
Wood Deck	1980	184	C 100	1,546	Avq.	84%	100%	100%	1,299	
Frame Shed	1976								300	
----- S O U N D V A L U E -----									300	
1,488 SFLA									Outbuilding Total	22,946

Acpt Land	24,000	Accepted Bldg	108,400	Total	132,400
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Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/01/2010
 Sale Price 133,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10549P034
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	30,000.00	27,821 100%		27,821
Total Acres 0.43				Land Total	27,821

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1972	0	TYPICAL	TYPICAL	Average	Typical	89,072				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		81%	100%	100%				
Value(Rcnld)						72,148				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1998	690	C 100	9,660	Avg.	96%	100%	100%	9,274	
Wood Deck	1999	144	C 100	1,210	Avg.	97%	100%	100%	1,174	
Frame Shed	1972								300	
----- S O U N D V A L U E -----										
Outbuilding Total									10,748	
Acpt Land		27,800		Accepted Bldg		82,900		Total		110,700

Valuation Report

Account: 880 Card: 1 of 1

Location: 30 EVERETT STREET

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 08/21/2012
 Sale Price 144,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11141P209
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 18 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	30,000.00	24,000	100%		24,000
Total Acres 0.32						24,000

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Cape Cod	One & 3/4 Story	850 Sqft	Grade C 100	Base	100,352
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,680
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	1982	GOOD	GOOD	Good	Typical	105,392			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	94,853		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	137	C 100	1,151	Avg.	90%	100%	100%	1,036
Frame Garage	2002	864	B 100	15,483	Avg.	97%	100%	100%	15,019
1,488 SFLA									
Outbuilding Total									16,055

Acpt Land	24,000	Accepted Bldg	110,900	Total	134,900
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Oakland
 Name: ROSSIGNOL, DONALD J.

Valuation Report

07/15/2016

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Map/Lot:

006-030

Account: 1588 Card: 1 of 1

Location:

EVERETT STREET

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... COMMERCIAL.....

Reference 1 B9530P120

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data	
Sale Date	10/25/2013
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	30,000.00	25,807	80%	Vacancy	20,646
Total Acres 0.37					Land Total	20,646
Acpt Land		20,600	Accepted Bldg		0	Total
						20,600

Oakland
 Name: NUCO2

Valuation Report

07/15/2016

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Map/Lot:

006-031-02A

Account: 4115 Card: 1 of 1

Location:

39 INDUSTRIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... 98

Reference 1

Reference 2

Tran/Land/Bldg 1 2 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
UTILITY BLDG....	2002	100	C 100	8,400	Avg.	97%	100%	100%	8,148
Patio	2002			----- SOUND VALUE -----					3,800
Outbuilding Total									11,948
Acpt Land			0	Accepted Bldg			11,900	Total	11,900

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 08/31/2005
Sale Price 215,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8577P100
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.51	Acres-Rear Land 1-10	2,000.00	1,020	100%		1,020
Total Acres 1.01			Land Total			31,020

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,125 Sqft	Grade B 100	Base	170,150
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,096
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	184,772			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	96%	100%	172,060				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Wood Deck	2005	120	B 100	1,291	Avq.	97%	100%	100%	1,252
2,250 SFLA									
Outbuilding Total								11,264	

Acpt Land 31,000 **Accepted Bldg** 183,300 **Total** 214,300

Oakland
 Name: ROSSIGNOL PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

006-031-2

Account: 2327 Card: 1 of 1

Location: 29 INDUSTRIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Sale Data

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... 43
 Reference 1 B3688P315 B11884P195
 Reference 2 MAINE WATER WORKS
 Tran/Land/Bldg 1 2 43
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Sale Date 12/30/2014
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity Validity

Commercial Description

Occupancy Type Service Garage..
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Steel
 Stories & Height 1 STORY @ 16'
 Heating/Cooling Forced Warm Air
 Built 1991
 Remodeled 0
 Base Cost/Sqft 22.56
 Heat-Cool/Sqft + 3.39
 Total 25.95
 Size Factor X 1.255
 Adjusted Cost/Sqft 32.57
 Total Square Feet X 2,400
 Replacement Cost 78,168
 Condition Average
 % Good Physical X .88
 Functional X 1.00
 Subtotal 68,788
 Economic Factor X 1.00

Total Value 68,788

Acpt Land	0	Accepted Bldg	68,800	Total	68,800
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Neighborhood 9	KENNEDY MEM DR..	Sale Data
Zoning/Use	HIGHWAY COMMERCI	Sale Date 12/30/2014
Topography	Level	Sale Price 0
Utilities	Public WaterPublic Sewer	Sale Type
Street	Paved	Financing
		Verified
		Validity Validity

Reference 1 B11884P195
 Reference 2 ROSSIGNOL CONSTRUCTION
 Tran/Land/Bldg 1 2 25
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	40%	Access	30,000
4.05	Acres-Rear Land 1-10	4,000.00	16,200	100%		16,200
Total Acres 5.05				Land Total		46,200

Commercial Description	
Occupancy Type	Service Garage..
Class & Quality	Frame.....Avg.
# Dwelling Units	0
Exterior	Steel
Stories & Height	1 STORY @ 16'
Heating/Cooling	Forced Warm Air
Built	1990
Remodeled	0
Base Cost/Sqft	22.56
Heat-Cool/Sqft	+ 3.39
Total	25.95
Size Factor	X 1.255
Adjusted Cost/Sqft	32.57
Total Square Feet	X 2,400
Replacement Cost	78,168
Condition	Average
% Good Physical	X .87
Functional	X 1.00
Subtotal	68,006
Economic Factor	X 1.00
Total Value 68,006	

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
AV POLE SHED....	1995	2296	D 100	10,286	Avg.	95%	100%	100%	9,772
AV POLE SHED....	1995	364	D 100	1,631	Avg.	95%	100%	100%	1,549
Frame Shed	1990			----- S O U N D V A L U E -----					1,000
GARAGE FRAME ..	2005	600	D 100	20,160	Avg.	97%	100%	100%	19,555
CANOPY.....	2005	360	D 100	4,838	Avg.	97%	100%	100%	4,693
2,400 SF									
Outbuilding Total									36,569

Acpt Land	46,200	Accepted Bldg	104,600	Total	150,800
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Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016

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Map/Lot:

006-031-3

Account: 3171 Card: 1 of 1

Location:

INDUSTRIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4015P164

Reference 2

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	90%	Vacancy	0
1.00	Acres-Homesite (Fract)	4,000.00	16,200	40%	Access	27,000
2.67	Acres-Rear Land 1-10	4,000.00	10,680	100%		10,680
Total Acres 3.67					Land Total	37,680

Acpt Land	37,700	Accepted Bldg	0	Total	37,700
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Oakland
 Name: HASKINS, RICHARD N.

Valuation Report

07/15/2016

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Map/Lot:

006-031-4

Account: 3818 Card: 1 of 1

Location:

25 INDUSTRIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/1998
 Sale Price 37,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5543P121

Reference 2

Tran/Land/Bldg 1 2 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		0
1.00	Acres-Homesite (Fract)	4,000.00	16,200	50%	Access	37,500
0.02	Acres-Rear Land 1-10	4,000.00	80	100%		80
Total Acres 1.02					Land Total	37,580

Commercial Description

Occupancy Type	Manufacturing...	
Class & Quality	Rigid Frame.Avg.	
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 14'	
Heating/Cooling	Warm/Cool Air	
Built	1998	
Remodeled	0	
Base Cost/Sqft	21.63	
Heat-Cool/Sqft	+	9.05
Total	30.68	
Size Factor	X	1.055
Adjusted Cost/Sqft	32.37	
Total Square Feet	X	8,160
Replacement Cost	264,139	
Condition	Average	
% Good Physical	X	.96
Functional	X	0.00
Subtotal	0	
Economic Factor	X 1.00	Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	500	C 100	4,200	Avg.	96%	100%	100%	4,032
MAN STEEL.....	1998	8160	C 100	260,582	Avg.	96%	90%	100%	225,143
8,160 SF									Outbuilding Total 229,175

Acpt Land 37,600 **Accepted Bldg** 229,200 **Total** 266,800

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data	
Sale Date	10/01/2010
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10549P036
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.53	Acres-Rear Land 1-10	2,000.00	1,060	100%		1,060
Total Acres 1.03			Land Total			31,060

Dwelling Description

Replacement Cost New

Split Level	One Story	833 Sqft	Grade C 110	Base	77,696
Exterior	COMPOSITION	Masonry Trim	42Sqft	Trim	194
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	333 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,128
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,258
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	88,972
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	86%	100%	100%	76,516	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1S AD/GAR.....	1980	690	C 110	56,318	Avq.	86%	100%	100%	48,433
Encl Frame Porch	2003	280	C 100	7,980	Avq.	97%	100%	100%	7,741
1.50 ST GARAGE..	1988	400	C 100	7,280	Avq.	91%	100%	100%	6,625
Frame Shed	2003	160	C 100	1,120	Avq.	97%	100%	100%	1,086
Res. Greenhouse	2012	192	C 100	3,226	Avq.	97%	100%	100%	3,129
1,523 SFLA									67,014

Acpt Land	31,100	Accepted Bldg	143,500	Total	174,600
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Oakland
 Name: BOLDUC, DANIEL G.

Valuation Report

07/15/2016

Page 579

Map/Lot:

006-032

Account: 161 Card: 2 of 2

Location:

16 BONNIE AVENUE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/01/2010
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10549P036

Reference 2

Tran/Land/Bldg 1 1 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1999	1772	C 100	24,808	Ava.	97%	95%	100%	22,861
1,523 SFLA									22,861
Accpt Land		0				22,900	Total		22,900
			Accepted Bldg						

Oakland
Name: BOLDUC, DANIEL G.

Valuation Report

07/15/2016

Page 580

Map/Lot:

006-032

Account: 161

Location:

16 BONNIE AVENUE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,100	143,500	174,600	31,100	143,500	174,600
2	0	22,900	22,900	0	22,900	22,900
TOTAL	31,100	166,400	197,500	31,100	166,400	197,500

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2324P160
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 65 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.88	Acres-Rear Land 1-10	2,000.00	1,760	100%		1,760
Total Acres 1.38			Land Total			31,760

Dwelling Description

Replacement Cost New

Ranch	One Story	1,350 Sqft	Grade C 110	Base	112,728
Exterior	ALUM/VINYL	Masonry Trim	144Sqft	Trim	665
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,659
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	121,210
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	82%	100%	100%	99,392	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	1973	108	C 110	1,817	Avq.	82%	100%	100%	1,490
1S GAR/BSMT.....	1973	650	C 110	14,014	Avq.	82%	100%	100%	11,491
Wood Deck	1973	288	C 110	2,661	Avq.	82%	100%	100%	2,182
Unfin Basement	1973	108	C 110	1,165	Avq.	82%	100%	100%	955
1,350 SFLA									
Outbuilding Total									16,118

Acpt Land	31,800	Accepted Bldg	115,500	Total	147,300
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Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2873P72 & 73
 Reference 2 B9062P249&252
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	09/08/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.16	Acres-Rear Land 1-10	2,000.00	2,320	100%		2,320
Total Acres 1.66						32,320

Dwelling Description

Replacement Cost New

Ranch	One Story	1,425 Sqft	Grade C 110	Base	117,810
Exterior	COMPOSITION	Masonry Trim	264Sqft	Trim	1,220
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,862
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	124,740
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	99,792
None			80%		100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	780	C 110	12,012	Avq.	80%	100%	100%	9,610
Frame Garage	1970	624	C 110	9,610	Avq.	80%	100%	100%	7,688
Open Frame Porch	1970	90	C 110	1,540	Avq.	80%	100%	100%	1,232
Open Frame Porch	1970	75	C 110	1,309	Avq.	80%	100%	100%	1,047
Open Frame Porch	1970	156	C 110	2,556	Avq.	80%	100%	100%	2,045
1,425 SFLA									21,622

Acpt Land	32,300	Accepted Bldg	121,400	Total	153,700
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Account: 937 Card: 1 of 1

Map/Lot: 006-035
 Location: 24 ROSSIGNOL AVENUE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B2141P319
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 0.62			Land Total			30,240

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,144 Sqft	Grade C 100	Base	89,790
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1086 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,461
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,819
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	116,270
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	85%	100%	100%	98,829	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1975	38	C 100	1,968	Avq+	85%	100%	100%	1,673
Frame Shed	1975	80	C 100	560	Avq+	85%	100%	100%	476
Wood Deck	2009	72	B 100	774	Avq.	97%	100%	100%	751
Encl Frame Porch	2010	144	B 100	5,340	Avq.	97%	100%	100%	5,180
1,182 SFLA									8,080
Outbuilding Total									8,080

Acpt Land 30,200 **Accepted Bldg** 106,900 **Total** 137,100

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 01/30/2015
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11903P282
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	30,000.00	27,166	100%		27,166
Total Acres 0.41			Land Total			27,166

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 100	Base	89,790
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	89,790			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	74,526			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	80	C 100	1,260	Avq.	83%	100%	100%	1,046
Frame Garage	1975	576	C 100	8,064	Avq.	83%	100%	100%	6,693
Frame Shed	1975	64	C 100	448	Avq.	83%	100%	100%	372
1,144 SFLA									
Outbuilding Total									8,111

Acpt Land 27,200 **Accepted Bldg** 82,600 **Total** 109,800

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9834P290
 Reference 2 B10798P243 ADV
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 08/25/2008
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.46						28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,056
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	91,793
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				82%	100%	100%
						75,270

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1973	89	C 100	1,386	Avq.	82%	100%	100%	1,137
Encl Frame Porch	1973	121	C 100	3,528	Avq.	82%	100%	100%	2,893
Wood Deck	1973	144	C 100	1,210	Avq.	82%	100%	100%	992
Patio	1973	144	C 100	403	Avq.	82%	100%	100%	330
Frame Garage	1979	840	C 100	11,760	Avq.	82%	100%	100%	9,643
1,008 SFLA									
Outbuilding Total									14,995

Accpt Land 28,800 **Accepted Bldg** 90,300 **Total** 119,100

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1673P354
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580
Total Acres 0.79			Land Total			30,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 105	Base	94,280
Exterior	ALUM/VINYL	Masonry Trim	176Sqft	Trim	776
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,360
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,960
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	101,376
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	84,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	592	C 105	5,222	Avq.	83%	100%	100%	4,334
Frame Garage	1975	936	C 100	13,104	Avq.	80%	100%	100%	10,483
Frame Shed	1975			----- S O U N D V A L U E -----					400
1,144 SFLA				Outbuilding Total					15,217

Acpt Land	30,600	Accepted Bldg	99,400	Total	130,000
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Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/14/2015
 Sale Price 144,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12134P328
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 0.76			Land Total			30,520

Dwelling Description

Replacement Cost New

Other	Two Story	700 Sqft	Grade C 100	Base	93,660
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,450
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	100,890
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		83%	100% 100%	83,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1975	600	C 100	8,400	Avq.	83%	100%	100%	6,972
Wood Deck	1995	460	C 100	3,864	Avq.	83%	100%	100%	3,207
Open Frame Porch	1975	36	C 100	644	Avq.	83%	100%	100%	535
1SFr Overhang	1975	28	C 100	1,450	Avq.	83%	100%	100%	1,203
Swimming Pool	1975	800	C 100	7,000	Avq.	99%	100%	100%	6,930
1,428 SFLA									18,847
Outbuilding Total									18,847

Acpt Land 30,500 **Accepted Bldg** 102,600 **Total** 133,100

Oakland
 Name: MATHIEU, PAULINE H.

Valuation Report

07/15/2016

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Map/Lot: 006-040

Account: 1469 Card: 1 of 1

Location: 17 EVERETT STREET

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1674P001
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 0.69			Land Total			30,380

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 100	Base	89,790
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,819
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	92,609
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	74,087	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	266	C 100	3,864	Avq.	80%	100%	100%	3,091
Frame Garage	1998	864	C 100	12,096	Avq.	96%	100%	100%	11,612
1,144 SFLA									
Outbuilding Total									14,703

Acpt Land 30,400 **Accepted Bldg** 88,800 **Total** 119,200

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1793P47
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 0.51			Land Total			30,020

Dwelling Description

Replacement Cost New

Ranch	One Story	1,225 Sqft	Grade C 105	Base	99,519
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	160 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,240
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,169
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	111,543
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	95% 100%	90,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1993	208	C 105	16,969	Avq.	85%	95%	100%	13,703
1S AD/GAR.....	1993	728	C 105	56,718	Avq.	85%	95%	100%	45,800
Wood Deck	1975	320	C 105	2,822	Avq.	85%	100%	100%	2,399
Frame Shed	2000	224	B 100	2,008	Avq.	97%	100%	100%	1,948
2,369 SFLA									
Outbuilding Total									63,850

Acpt Land	30,000	Accepted Bldg	153,900	Total	183,900
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Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B2042P303
 Reference 2 B10530P297 LE
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 37 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 0.62						Land Total 30,240

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,034 Sqft	Grade C 100	Base		83,014
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,548
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	88,082
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	97%	100%	73,478	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	384	C 100	5,516	Avq.	96%	100%	100%	5,295
Frame Garage	1976	528	C 100	7,392	Avq.	84%	100%	100%	6,209
Wood Deck	1976	208	C 100	1,747	Avq.	84%	100%	100%	1,467
ONE STORY FRAME	2003	264	C 100	13,675	Avq.	97%	100%	100%	13,265
1,298 SFLA									Outbuilding Total 26,236

Acpt Land	30,200	Accepted Bldg	99,700	Total	129,900
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Oakland
 Name: CHISUM, MICHAEL W.

Valuation Report

07/15/2016

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Map/Lot:

006-043

Account: 336 Card: 1 of 1

Location:

ROSSIGNOL AVENUE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B5853P274

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data	
Sale Date	01/01/1999
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
Total Acres 0.50					Land Total	24,000
Acpt Land		24,000	Accepted Bldg		0	Total
						24,000

Oakland
Name: CASE, BETTE

Valuation Report

07/15/2016

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Map/Lot: 006-044

Account: 1694 Card: 1 of 1

Location: 14 ROBIN HOOD LANE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 03/01/2000
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6174P318
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 24 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 0.57			Land Total			30,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,380 Sqft	Grade C 100	Base	104,328
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,240
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,400
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Average	Typical	114,588			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	93,962			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1973	576	C 100	8,064	Avq+	84%	100%	100%	6,774
Frame Shed	1973	96	C 100	672	Avq.	82%	100%	100%	551
1,380 SFLA									
						Outbuilding Total			7,325

Accpt Land 30,100 **Accepted Bldg** 101,300 **Total** 131,400

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 146,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5853P274
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 0.51			Land Total			30,020

Dwelling Description

Replacement Cost New

Other	One Story	1,935 Sqft	Grade C 115	Base	159,293
Exterior	ALUM/VINYL	Masonry Trim	252Sqft	Trim	1,217
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	..... 1/4 Bmt	Basement	-16,356
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,274
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,483
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,898
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,415
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	GOOD	GOOD	Average	Typical	164,224			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
Overbuilt		None		84%	88% 100%	121,394			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Natatorium	1977	1350	C 115	76,073	Avq.	84%	70%	100%	44,731
Frame Garage	1977	576	C 115	9,274	Avq.	84%	90%	100%	7,011
Wood Deck	1988	720	C 100	6,048	Avq.	84%	90%	100%	4,572
1SFr Overhang	1977	46	C 115	2,740	Avq.	84%	88%	100%	2,026
Swimming Pool	1980	512	C 100	7,000	Avq.	99%	100%	100%	6,930
1,981 SFLA									
Outbuilding Total									65,270
Acpt Land		30,000		Accepted Bldg		186,700		Total	216,700

Valuation Report

Account: 2928 Card: 1 of 1

Location: 38 BIRCHWOOD DRIVE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 06/11/2007
 Sale Price 144,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9390P204
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 0.61			Land Total			30,220

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 105	Base	87,553
Exterior	COMPOSITION	Masonry Trim	144Sqft	Trim	635
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	988 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,524
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,410
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	109,813			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	92,243			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1.50 ST GARAGE..	1974	676	C 100	12,303	Avq.	84%	100%	100%	10,335
Open Frame Porch	1974	48	C 105	853	Avq.	84%	100%	100%	717
1,040 SFLA						Outbuilding Total			11,052

Acpt Land 30,200 **Accepted Bldg** 103,300 **Total** 133,500

Oakland
 Name: BRETON, JAMES J.

Valuation Report

07/15/2016

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Map/Lot: 006-047

Account: 2393 Card: 1 of 1

Location: 44 BIRCHWOOD DRIVE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1888P232
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 0.61			Land Total			30,220

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,176 Sqft	Grade C 100	Base	131,036
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,071
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	140,727			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	96%	100%	113,482				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	144	C 100	7,459	Avq.	84%	96%	100%	6,015
Frame Garage	1976	576	C 100	8,064	Avq.	84%	100%	100%	6,774
2,202 SFLA									
Outbuilding Total								12,789	

Acpt Land 30,200 **Accepted Bldg** 126,300 **Total** 156,500

Valuation Report

Account: 2999 Card: 1 of 1

Location: 47 BIRCHWOOD DRIVE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 09/20/2004
 Sale Price 152,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8129P260
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 0.57			Land Total			30,140

Dwelling Description

Replacement Cost New

Other	One Story	1,118 Sqft	Grade C 110	Base	97,008
Exterior	ALUM/VINYL	Masonry Trim	117Sqft	Trim	541
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	783 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,058
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,030
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	924
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	118,181
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	96,908	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1974	76	C 110	4,330	Avq.	82%	100%	100%	3,551
Frame Garage	1974	650	C 110	10,010	Avq.	82%	100%	100%	8,208
Encl Frame Porch	1974	288	C 110	9,024	Avq.	82%	100%	100%	7,400
Wood Deck	1974	50	C 110	462	Avq.	82%	100%	100%	379
Swimming Pool	1974	576	C 100	7,000	Avq.	99%	100%	100%	6,930
Jacuzzi #	1990	1	C 100	3,500	Avq.	92%	100%	100%	3,220
1,194 SFLA						Outbuilding Total			29,688

Acpt Land 30,100 **Accepted Bldg** 126,600 **Total** 156,700

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/18/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3988P325
 Reference 2 (to Sandra by Will dated 10-18-14 in file)
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 0.57						Land Total 30,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,148 Sqft	Grade C 100	Base	90,037
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	861 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,054
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,829
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	108,700	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	89,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1974	100	C 100	1,540	Avq.	82%	100%	100%	1,263
Frame Garage	1974	624	C 100	8,736	Avq.	82%	100%	100%	7,164
Wood Deck	1974	160	C 100	1,344	Avq.	82%	100%	100%	1,102
Frame Shed	1974	192	C 100	1,344	Avq.	80%	100%	100%	1,075
1,148 SFLA									Outbuilding Total 10,604

Acpt Land 30,100 **Accepted Bldg** 99,700 **Total** 129,800

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 03/03/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B12242P251
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 0 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 0.58			Land Total			30,160

Dwelling Description

Replacement Cost New

Ranch	One Story	858 Sqft	Grade C 100	Base	72,173
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	96 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt	1,075
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,114
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	75,362
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	66,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1984	384	C 100	5,376	Avq.	88%	100%	100%	4,731
Frame Shed	1984	96	D 100	538	Avq.	70%	100%	100%	377
1SFr Overhanq	1984	9	C 100	466	Avq.	88%	100%	100%	410
867 SFLA									5,518
Outbuilding Total									5,518

Acpt Land 30,200 **Accepted Bldg** 71,800 **Total** 102,000

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterPublic Sewer
Street Paved

Sale Data
Sale Date 01/04/2011
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10638P337
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 0.58			Land Total			30,160

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 110	Base	174,081
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,800
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,932
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	191,092
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	177,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2011	272	B 110	23,591	Avq.	97%	96%	100%	21,968
Open Frame Porch	2011	70	B 110	1,576	Avq.	97%	100%	100%	1,529
3/4S AD/GAR.....	2011	1120	B 100	73,759	Avq.	97%	70%	100%	50,082
Finished Attic	2011	144	B 110	3,548	Avq.	97%	96%	100%	3,304
Wood Deck	2014	64	A 100	860	Avq.	97%	100%	100%	834
Patio	2014	544	A 100	2,437	Avq.	97%	100%	100%	2,364
2,304 SFLA									80,081
Outbuilding Total									80,081

Acpt Land	30,200	Accepted Bldg	258,000	Total	288,200
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Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6237P179
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 0.61			Land Total			30,220

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	109,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,588
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	112,598	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		82%	100%	100%	92,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1974	64	C 100	1,036	Avq.	82%	100%	100%	850
Frame Garage	1994	528	C 100	7,392	Avq.	94%	100%	100%	6,948
Frame Shed	1974			----- S O U N D V A L U E -----					300
Wood Deck	1974	384	C 100	3,226	Avq.	82%	100%	100%	2,645
1,456 SFLA									10,743
Outbuilding Total									10,743

Acpt Land

30,200

Accepted Bldg

103,100 **Total**

133,300

Valuation Report

Map/Lot: 006-053

Account: 1535 Card: 1 of 1

Location: 15 BIRCHWOOD DRIVE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/07/2002
 Sale Price 93,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7096P026
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 0.60			Land Total			30,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,288 Sqft	Grade C 100	Base	98,661
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	966 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,524
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,174
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Average	Typical	117,039			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	95,972				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1982	936	C 100	13,104	Avq.	82%	100%	100%	10,745
Swimming Pool	1980	720	C 100	7,000	Avq.	99%	100%	100%	6,930
1,288 SFLA									17,675
Outbuilding Total								17,675	

Acpt Land 30,200 **Accepted Bldg** 113,600 **Total** 143,800

Valuation Report

Account: 605 Card: 1 of 1

Location: 9 BIRCHWOOD DRIVE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 11/12/2007
 Sale Price 133,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9564P043
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 0.57			Land Total			30,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,026 Sqft	Grade C 100	Base	82,522
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	821 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,494
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,528
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	101,164
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	82,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1973	224	C 100	11,603	Avq.	82%	100%	100%	9,514
Frame Garage	1973	450	C 100	6,300	Avq.	82%	100%	100%	5,166
Wood Deck	1973	144	C 100	1,210	Avq.	82%	100%	100%	992
Frame Shed	1984	144	C 100	1,008	Avq.	85%	100%	100%	857
1,250 SFLA						Outbuilding Total			16,529

Acpt Land 30,100 **Accepted Bldg** 99,500 **Total** 129,600

Valuation Report

Account: 333 Card: 1 of 1

Location: 3 BIRCHWOOD DRIVE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 11/02/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B12243P201
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 0.60			Land Total			30,200

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,280 Sqft	Grade C 110	Base	107,985
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	5,243
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,544
Attic	Full Finished			Attic	23,562
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	GOOD	GOOD	Good	Typical	142,334			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		87%	100% 100%	123,831			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1972	75	C 110	1,309	Good	87%	100%	100%	1,139
Frame Garage	1986	725	C 110	11,165	Good	87%	100%	100%	9,714
1.25 ST SHED....	1972	280	C 100	2,254	Avq.	81%	100%	100%	1,826
Wood Deck	1972	320	C 100	2,688	Avq.	81%	100%	100%	2,177
Encl Frame Porch	2003	168	C 110	5,328	Avq.	97%	100%	100%	5,168
1,280 SFLA									20,024
Outbuilding Total									20,024
Acpt Land		30,200	Accepted Bldg		143,900	Total			174,100

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9236P179
Reference 2 B9936P324
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	01/31/2007
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180
Total Acres 0.59			Land Total			30,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,966 Sqft	Grade C 100	Base	140,426
Exterior	ALUM/VINYL	Masonry Trim	200Sqft	Trim	840
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1500 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,844
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	162,910
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	98% 100%	142,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	96	C 100	1,484	Avq.	89%	100%	100%	1,321
Frame Garage	1985	576	C 100	8,064	Avq.	89%	100%	100%	7,177
Wood Deck	1985	370	C 100	3,108	Avq.	89%	100%	100%	2,766
Wood Deck	1987	1281	C 100	10,760	Avq.	89%	100%	100%	9,576
Swimming Pool	1987	720	C 100	7,000	Avq.	99%	100%	100%	6,930
1,966 SFLA									27,770

Outbuilding Total 27,770

Acpt Land 30,200 **Accepted Bldg** 169,900 **Total** 200,100

Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 04/01/2001
 Sale Price 89,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6452P336
 Reference 2 B11198P124 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 0.61						Land Total 30,220

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 105	Base	90,917
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,825
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	TYPICAL	TYPICAL	Above Average	Typical	93,742	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	78,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1972	102	C 105	1,646	Avq+	84%	100%	100%	1,383
Frame Garage	1972	572	C 105	8,408	Avq+	84%	100%	100%	7,063
Wood Deck	1972	216	C 105	1,905	Avq+	84%	100%	100%	1,600
1,092 SFLA						Outbuilding Total			10,046

Acpt Land 30,200 **Accepted Bldg** 88,800 **Total** 119,000

Oakland
 Name: ISBELL, SHEILA A.

Valuation Report

07/15/2016

Page 606

Map/Lot: 006-058

Account: 686 Card: 1 of 1

Location: 13 ROBIN HOOD LANE

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 06/25/2010
 Sale Price 140,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10456P265
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 0.52			Land Total			30,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,300 Sqft	Grade C 100	Base	99,400
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,203
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	107,223			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	90,067			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1976	576	C 100	8,064	Avq.	84%	100%	100%	6,774
Wood Deck	1976	168	C 100	1,411	Avq.	84%	100%	100%	1,185
1,300 SFLA						Outbuilding Total			7,959

Accpt Land 30,000 **Accepted Bldg** 98,000 **Total** 128,000

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 06/28/2002
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6979P245
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 0.61			Land Total			30,220

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade C 100	Base	96,197
Exterior	COMPOSITION	Masonry Trim	200Sqft	Trim	840
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	998 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,972
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	119,544
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	100,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1976	676	C 100	9,464	Avq.	84%	100%	100%	7,950
Frame Shed	1976	144	C 100	1,008	Avq.	84%	100%	100%	847
Frame Shed	1976			----- S O U N D V A L U E -----					100
1Sfr Overhang	1976	82	C 100	4,248	Avq.	84%	100%	100%	3,568
Wood Deck	1976	192	C 100	1,613	Avq.	84%	100%	100%	1,355
Wood Deck	1976	200	C 100	1,680	Avq.	84%	100%	100%	1,411
Swimming Pool	1976	640	C 100	7,000	Avq.	99%	100%	100%	6,930
1,330 SFLA									22,161

Acpt Land 30,200 **Accepted Bldg** 122,600 **Total** 152,800

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 90,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5758P206
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 0.52			Land Total			30,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	86,587
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	89,278
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	71,422	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Encl Frame Porch	1996	96	C 110	3,111	Good	97%	100%	100%	3,018	
Open Frame Porch	1974	16	C 100	364	Avq.	80%	100%	100%	291	
Frame Garage	1974	528	C 100	7,392	Avq.	75%	100%	100%	5,544	
Open Frame Porch	1996	36	C 100	644	Avq.	95%	100%	100%	612	
Wood Deck	1996	200	C 100	1,680	Avq.	95%	100%	100%	1,596	
Frame Shed	1970								100	
----- S O U N D V A L U E -----									100	
1,092 SFLA									Outbuilding Total	11,161

Accpt Land	30,000	Accepted Bldg	82,600	Total	112,600
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Valuation Report

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Sale Data	
Sale Date	08/01/2000
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B6277P347
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180
Total Acres 0.59			Land Total			30,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,652 Sqft	Grade C 100	Base	121,083
Exterior	COMPOSITION	Masonry Trim	184Sqft	Trim	773
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% Refrig.A/C	Heat	4,071
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	132,647
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	100%	100%	110,097	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1975	115	C 100	1,750	Avq.	83%	100%	100%	1,452
Encl Frame Porch	1975	25	C 100	840	Avq.	83%	100%	100%	697
Frame Garage	1975	640	C 100	8,960	Avq.	83%	100%	100%	7,437
Wood Deck	1975	128	C 100	1,075	Poor	73%	100%	100%	785
1,652 SFLA									10,371
Outbuilding Total									10,371

Acpt Land	30,200	Accepted Bldg	120,500	Total	150,700
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Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellPublic Sewer
Street Paved

Sale Data
Sale Date 07/01/1994
Sale Price 82,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7131P145
Reference 2 B10466P288
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.47	Acres-Rear Land 1-10	2,000.00	940	100%		940
Total Acres 0.97						Land Total 30,940

Dwelling Description

Replacement Cost New

Cape Cod	One Story	912 Sqft	Grade C 110	Base	84,710
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,240
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,472
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Above Average	Typical	96,422
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						80,994
None						
Phys. %						84%
None						
Func. %						100%
None						
Econ. %						100%
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1972	32	C 100	1,658	Avq.	81%	100%	100%	1,343
Frame Shed	1972	266	D 100	1,490	Avq.	81%	100%	100%	1,207
Frame Shed	1972	140	C 100	980	Avq.	81%	100%	100%	794
Wood Deck	1972	380	C 100	3,192	Avq.	81%	100%	100%	2,586
1S AD/GAR.....	2003	672	C 110	54,849	Avq.	97%	100%	100%	53,204
Frame Garage	2011								300
----- S O U N D V A L U E -----									300
1,616 SFLA									Outbuilding Total 59,434

Acpt Land 30,900 **Accepted Bldg** 140,400 **Total** 171,300

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1591P161
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580
Total Acres 0.79			Land Total			30,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	102,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	320 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,480
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	109,902
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						89,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1973	128	C 100	6,630	Avq.	81%	100%	100%	5,370
Frame Shed	1973								200
Frame Garage	2010	720	B 100	12,902	Avq.	97%	100%	100%	12,515
1,472 SFLA									
Outbuilding Total									18,085

Acpt Land	30,600	Accepted Bldg	107,100	Total	137,700
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Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1560P584
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.51	Acres-Rear Land 1-10	2,000.00	1,020	100%		1,020
Total Acres 1.01			Land Total			31,020

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	96,197
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	101,372			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	83,125				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1974	576	C 100	8,064	Avq.	82%	100%	100%	6,612
1,248 SFLA						Outbuilding Total			6,612

Acpt Land 31,000 **Accepted Bldg** 89,700 **Total** 120,700

Neighborhood 15 PINE ACRES SUB.

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B1841P182
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.42	Acres-Rear Land 1-10	2,000.00	840	100%		840
Total Acres 0.92			Land Total			30,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Average	Typical	88,467
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	69,004	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1966	480	D 100	7,526	Avq.	65%	100%	100%	4,892
Frame Shed	1966	264	D 100	1,478	Avq.	50%	100%	100%	739
Frame Shed	1966	432	D 100	2,419	Avq.	65%	80%	100%	1,258
Frame Shed	1966			----- S O U N D V A L U E -----				200	
Wood Deck	1966	356	D 100	2,393	Avq.	65%	100%	100%	1,555
Frame Garage	1966	480	D 100	5,376	Avq.	70%	80%	100%	3,010
Encl Frame Porch	1966	253	D 100	5,779	Avq.	70%	100%	100%	4,045
1,040 SFLA									Outbuilding Total

Acpt Land	30,800	Accepted Bldg	84,700	Total	115,500
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Account: 237 Card: 1 of 1

Map/Lot: 006-066
 Location: 801 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B6370P228 B2364P015
 Reference 2 B10945P031
 Tran/Land/Bldg 1 2 27
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
2.51	Acres-Frontage 1	12,000.00	30,120	81%	Excess Frt	24,397
1.82	Acres-Rear Land 1-10	4,000.00	7,280	100%		7,280
Total Acres 5.33					Land Total	106,677

Commercial Description

Occupancy Type	Auto Dealership.	Storage Mezz....
Class & Quality	Rigid Frame.Avg.	Frame.....Low
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 16'	1 STORY @ 7'
Heating/Cooling	Hot Water	NONE
Built	1968	1968
Remodeled	1987	1987
Base Cost/Sqft	35.37	9.99
Heat-Cool/Sqft	+ 6.17	0.00
Total	41.54	9.99
Size Factor	X 0.993	0.765
Adjusted Cost/Sqft	41.25	7.64
Total Square Feet	X 27,062	26,671
Replacement Cost	1,116,308	203,766
Condition	Average	Average
% Good Physical	X .69	.69
Functional	X 1.00	0.50
Subtotal	770,253	70,299
Economic Factor	X 1.00	Total Value 840,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
DOUBLE LIGHT....	1987	6	C 100	12.600	Avg.	90%	100%	100%	11.340
SINGLE LIGHT....	1987	1	C 100	1.400	Avg.	90%	100%	100%	1.260
53,733 SF	Outbuilding Total								12.600

Acpt Land 106,700 **Accepted Bldg** 853,200 **Total** 959,900

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/06/2015
 Sale Price 220,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12033P189

Reference 2

Tran/Land/Bldg 1 2 49

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	75,000.00	150,000	100%		150,000
1.65	Acres-Frontage 1	12,000.00	19,800	100%		19,800
0.93	Acres-Rear Land 1-10	4,000.00	3,720	100%		3,720
Total Acres 4.58			Land Total			173,520

Commercial Description

Occupancy Type	Dist.Warehouse..	Dist.Warehouse..
Class & Quality	Steel Frame.Good	Steel Frame.Good
# Dwelling Units	1	1
Exterior	Steel	Steel
Stories & Height	1 STORY @ 35'	1 STORY @ 20'
Heating/Cooling	HVAC	HVAC
Built	2015	2015
Remodeled	0	0
Base Cost/Sqft	49.51	49.51
Heat-Cool/Sqft	+ 17.38	17.38
Total	66.89	66.89
Size Factor	X 1.574	1.120
Adjusted Cost/Sqft	105.28	74.92
Total Square Feet	X 15,000	20,000
Replacement Cost	1,579,200	1,498,400
Condition	Average	Average
% Good Physical	X .97	.97
Functional	X 1.00	1.00
Subtotal	1,531,824	1,453,448
Economic Factor	X 1.00	Total Value 2,985,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SPRINKLERS/00...	2015	350	A 100	102,130	Avq.	97%	100%	100%	99,066
CANOPY GD.....	2015	128	A 100	4,600	Avq.	97%	100%	100%	4,462
SINGLE LIGHT....	2015	8	A 100	17,920	Avq.	97%	100%	100%	17,382
LOAD DOCK.....	2015	880	A 100	19,712	Avq.	97%	100%	100%	19,121
CONCRETE PLATFRM	2015	460	A 100	5,376	Avq.	97%	100%	100%	5,215
MEZZANINE.....	2015	288	A 100	6,451	Avq.	97%	100%	100%	6,257
35,000 SF									151,503
Outbuilding Total									151,503

Acpt Land

173,500

Accepted Bldg

3,136,800 **Total**

3,310,300

Oakland
 Name: SMITH, PAUL

Valuation Report

07/15/2016

Page 616

Map/Lot:

006-066-1-1

Account: 4235 Card: 1 of 1

Location:

36 HIGHLAND DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/24/2004
 Sale Price 90,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B8219P136

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000	
0.13	Acres-Frontage 1	12,000.00	1,560	100%		1,560	
Total Acres 1.13						Land Total	76,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MEDICAL OFF...	2005	4148	B 100	483,160	Avg.	97%	100%	100%	468,665
Frame Garage	2005	936	B 100	16,773	Avg.	97%	100%	100%	16,270
Open Frame Porch	2005	448	B 100	8,207	Avg.	97%	100%	100%	7,961
Outbuilding Total									492,896

Acpt Land

76,600

Accepted Bldg

492,900

Total

569,500

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/01/1999
Sale Price 180,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B6024P173
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.31	Acres-Rear Land 1-10	3,000.00	12,930	100%		12,930
Total Acres 4.81			Land Total			57,930

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,538 Sqft	Grade B 100	Base	208,485
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	12,832
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,602
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	235,295
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	89%	80%	159,154	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	36	B 100	825	Avq.	97%	100%	80%	640
1 & 1/2 STORY FR	2007	576	B 100	49,650	Avq.	97%	89%	80%	34,290
Wood Deck	2007	360	B 110	4,257	Avq.	97%	100%	80%	3,303
Frame Shed	2001	420	B 100	3,763	Avq.	97%	100%	80%	2,920
Wood Deck	2001	100	C 100	840	Avq.	97%	100%	80%	652
ONE STORY FRAME	2007	252	B 110	18,379	Avq.	97%	89%	80%	12,693
ONE STORY FRAME	2007	192	B 110	14,003	Avq.	97%	89%	80%	9,671
Unfinished Attic	2007	192	B 100	689	Avq.	97%	100%	80%	534
1.75 ST GARAGE..	2007	1440	A 100	45,158	Avq.	97%	100%	80%	35,042
Jacuzzi #	2007	1	B 100	4,480	Avq.	97%	100%	80%	3,477
4,000 SFLA									
Outbuilding Total									103,222

Acpt Land

57,900

Accepted Bldg

262,400

Total

320,300

Oakland
 Name: KEITH, MONICA M.

Valuation Report

07/15/2016

Page 618

Map/Lot:

006-067-04

Account: 2009 Card: 1 of 1

Location:

53 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/27/2012
 Sale Price 236,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11113P268
 Reference 2 B11621P070 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.77	Acres-Rear Land 1-10	3,000.00	14,310	100%		14,310
Total Acres 5.27						59,310

Dwelling Description

Replacement Cost New

Ranch	One Story	3,014 Sqft	Grade A 90	Base	295,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,694
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	9,677
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,024
Insulation	Heavy			Insulation	3,038
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	GOOD	Average	Typical	321,608
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	92% 80%	215,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	189	A 90	4,012	Avq.	91%	100%	80%	2,921
Open Frame Porch	1989	135	A 90	2,923	Avq.	91%	100%	80%	2,128
Open Frame Porch	1989	18	A 90	564	Avq.	91%	100%	80%	410
Frame Garage	1989	544	A 90	10,968	Avq.	91%	100%	80%	7,985
Wood Deck	1989	160	C 100	1,344	Avq-	89%	100%	80%	957
Wood Deck	1989	72	A 90	871	Avq.	91%	100%	80%	634
Frame Shed	1989	144	C 100	1,008	Avq.	85%	100%	80%	686
Encl Frame Porch	1989	135	A 90	5,645	Poor	85%	25%	80%	960
3,014 SFLA									16,681

Acpt Land 59,300 **Accepted Bldg** 232,100 **Total** 291,400

Valuation Report

Map/Lot:

006-067-05

Account: 2010 Card: 1 of 1

Location:

63 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/15/2013
Sale Price 265,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11449P186
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.95	Acres-Rear Land 1-10	3,000.00	14,850	100%		14,850
Total Acres 5.45			Land Total			59,850

Dwelling Description

Replacement Cost New

Ranch	One Story	1,597 Sqft	Grade B 100	Base	153,663
Exterior	CLAPBOARD	Masonry Trim	60Sqft	Trim	323
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,037
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,431
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	GOOD	GOOD	Average	Typical	170,668			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)				
None	None	92%	92%	80%	115,563				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1S AD/GAR.....	1991	740	B 100	70,283	Avq.	92%	92%	80%	47,590
Open Frame Porch	1991	168	B 100	3,189	Avq.	92%	97%	80%	2,277
Wood Deck	1991	384	B 100	4,129	Avq.	92%	97%	80%	2,948
ONE STORY FRAME	1991	84	B 100	5,569	Avq.	92%	92%	80%	3,770
Jacuzzi #	1991	1	B 100	4,480	Avq.	99%	100%	80%	3,548
2,421 SFLA									60,133
Acpt Land			59,900	Accepted Bldg		175,700	Total		235,600

Valuation Report

Map/Lot:

006-067-06

Account: 2011 Card: 1 of 1

Location:

85 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/09/2011
 Sale Price 153,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10830P163
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.50	Acres-Rear Land 1-10	3,000.00	13,500	100%		13,500
Total Acres 5.00			Land Total			58,500

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	648 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	125,108 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,496
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,277
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1990	Renovated 2012	Kitchens GOOD	Baths GOOD	Condition Above Average	Layout Typical	Total 143,300
Functional Obsolescence None	Economic Obsolescence None	Phys. % 93%	Func. % 93%	Econ. % 80%	Value(Rcnld) 99,152	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	360	B 110	31,223	Avq+	93%	93%	80%	21,604
Wood Deck	2003	270	B 100	2,904	Avq.	97%	100%	80%	2,254
Open Frame Porch	2003	72	B 100	1,470	Avq.	97%	100%	80%	1,141
1S AD/GAR.....	2003	1140	B 100	108,273	Avq.	97%	93%	80%	78,139
2,796 SFLA									
Outbuilding Total									103,138

Acpt Land 58,500 Accepted Bldg 202,300 Total 260,800

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1996
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5249P347
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.63	Acres-Rear Land 1-10	3,000.00	13,890	100%		13,890
Total Acres 5.13			Land Total			58,890

Dwelling Description

Replacement Cost New

Cape Cod	Two Story	1,040 Sqft	Grade B 100	Base	163,299
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	936 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,104
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,560
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	9,677
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,864
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	GOOD	Average	Typical	197,192
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	92%	80%	130,620	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2010	756	B 100	59,609	Avq.	97%	92%	80%	42,556
1 Story/BASEMENT	1990	78	B 100	6,150	Avq.	90%	92%	80%	4,074
Open Frame Porch	1990	156	B 100	2,975	Avq.	90%	100%	80%	2,142
1.50 ST GARAGE..	2010	936	B 100	21,805	Avq.	97%	100%	80%	16,921
Wood Deck	1997	432	B 100	4,645	Avq.	90%	100%	80%	3,345
Frame Shed	1987			---- S O U N D V A L U E ----				300	
Frame Shed	1965			---- S O U N D V A L U E ----				300	
Swimming Pool	1997	800	C 100	7,000	Avq.	96%	100%	80%	5,376
1.50 ST GARAGE..	2010	936	B 100	21,805	Avq.	97%	100%	80%	16,921
Open Frame Porch	2010	36	B 100	825	Avq.	97%	100%	80%	640
2,914 SFLA									
Outbuilding Total								92,575	

Acpt Land

58,900

Accepted Bldg

223,200

Total

282,100

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B4313P059
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.51	Acres-Rear Land 1-10	3,000.00	13,530	100%		13,530
Total Acres 5.01			Land Total			58,530

Dwelling Description

Replacement Cost New

Other	Two Story	841 Sqft	Grade A 100	Base	174,115
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,631
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,884
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	GOOD	Average	Typical	192,038
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	91%	80%	127,221	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1989	720	A 100	94,833	Avq.	91%	82%	80%	56,611
1 Story/BASEMENT	1989	60	A 100	5,914	Avq.	91%	91%	80%	3,918
Open Frame Porch	1989	48	A 100	1,299	Avq.	91%	100%	80%	946
ONE STORY FRAME	1989	72	A 100	5,967	Avq.	91%	91%	80%	3,953
Wood Deck	1989	240	A 100	3,226	Avq.	91%	100%	80%	2,349
Open Frame Porch	2012	160	A 100	3,808	Avq.	97%	100%	80%	2,955
1.25 ST GARAGE..	1989	672	A 100	17,311	Avq.	91%	100%	80%	12,602
Swimming Pool	1989	648	C 100	7,000	Avq.	99%	100%	80%	5,544
1 Story/BASEMENT	1989	200	A 100	19,712	Avq.	91%	91%	80%	13,059
Jacuzzi #	1989	1	C 100	3,500	Avq.	91%	100%	80%	2,548
3,274 SFLA									
Outbuilding Total									104,485

Acpt Land

58,500

Accepted Bldg

231,700

Total

290,200

Valuation Report

Map/Lot:

006-067-09

Account: 2015 Card: 1 of 1

Location:

111 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/01/1996
Sale Price 50,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B5086P251
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.51	Acres-Rear Land 1-10	3,000.00	13,530	100%		13,530
Total Acres 5.01			Land Total			58,530

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,326 Sqft	Grade C 110	Base	111,102
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1326 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,420
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,594
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1996	0	TYPICAL	TYPICAL	Average	Typical	138,812				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		95%	100% 80%	105,497				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1SFr Overhanq	1996	44	C 110	2,507	Avq.	95%	100%	80%	1,906	
Frame Garage	1996	900	C 100	12,600	Avq.	95%	100%	80%	9,576	
Wood Deck	1996	232	C 100	1,949	Avq.	95%	100%	80%	1,482	
Frame Garage	2006			---- SOUND VALUE ----				300		
Frame Shed	2008			---- SOUND VALUE ----				300		
1,370 SFLA									Outbuilding Total	13,564
Acpt Land		58,500		Accepted Bldg		119,100		Total	177,600	

Valuation Report

Map/Lot:

006-067-10

Account: 2016 Card: 1 of 1

Location: 117 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/17/2005
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B8417P119
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.64	Acres-Rear Land 1-10	3,000.00	13,920	100%		13,920
Total Acres 5.14			Land Total			58,920

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,536 Sqft	Grade A 100	Base	273,450
Exterior	ALUM/VINYL	Masonry Trim	32Sqft	Trim	215
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	12,111
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	4		
Baths	2	Half Baths	1	Plumbing	12,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,441
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	306,353			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	91%	80%	216,334		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2012	155	A 100	15,277	Avq.	97%	91%	80%	10,788
1.50 ST GARAGE..	2012	1008	A 100	29,352	Avq.	97%	100%	80%	22,777
Open Frame Porch	2012	120	A 100	2,912	Avq.	97%	100%	80%	2,260
Wood Deck	2012	400	A 100	5,376	Avq.	97%	100%	80%	4,172
Open Frame Porch	2012	250	A 100	5,824	Avq.	97%	100%	80%	4,519
3,227 SFLA							Outbuilding Total		44,516
Acpt Land		58,900		Accepted Bldg		260,900		Total	319,800

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3380P159
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
5.45	Acres-Rear Land 1-10	3,000.00	16,350	100%		16,350
Total Acres 5.95			Land Total			61,350

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,200 Sqft	Grade B 100	Base	179,021
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,569
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,150
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	196,266
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	92%	94%	80%	135,785	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	2006	144	B 100	9,548	Poor	94%	94%	80%	6,749
Encl Frame Porch	1990	28	B 100	1,183	Avq.	92%	100%	80%	870
1 Story/BASEMENT	1990	56	B 100	4,416	Avq.	92%	94%	80%	3,055
ONE STORY FRAME	1990	30	B 100	1,989	Avq.	92%	94%	80%	1,376
Frame Garage	1990	672	B 100	12,043	Avq.	92%	100%	80%	8,864
Frame Shed	2003	80	B 100	717	Avq.	97%	100%	80%	556
2,630 SFLA									21,470

Accpt Land

61,400

Accepted Bldg

157,300

Total

218,700

Valuation Report

Map/Lot:

006-067-12

Account: 2018 Card: 1 of 1

Location:

127 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/16/2002
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7107P02923
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.51	Acres-Rear Land 1-10	3,000.00	13,530	100%		13,530
Total Acres 5.01			Land Total			58,530

Dwelling Description

Replacement Cost New

Conventional	One Story	1,976 Sqft	Grade A 100	Base	225,667
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-33,197
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	11,774
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,213
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	217,881
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 80%	165,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2005	1200	A 100	30,912	Avq.	97%	100%	80%	23,988
Open Frame Porch	2005	80	A 100	2,016	Avq.	97%	100%	80%	1,565
Encl Frame Porch	2005	240	A 100	10,976	Avq.	97%	100%	80%	8,518
Frame Garage	2006	432	B 100	7,742	Avq.	97%	100%	80%	6,008
Outbuilding Total									40,079

Acpt Land

58,500

Accepted Bldg

205,800 **Total**

264,300

Valuation Report

Map/Lot:

006-067-13

Account: 2019 Card: 1 of 1

Location:

76 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/13/2011
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10730P330
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
5.56	Acres-Rear Land 1-10	3,000.00	16,680	100%		16,680
Total Acres 6.06			Land Total			61,680

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 110	Base	175,383
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,994
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,987
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	190,869
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	92%	96%	80%	134,860	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	180	B 110	15,613	Avq.	92%	96%	80%	11,031
1 Story/BASEMENT	1990	20	B 110	1,735	Avq.	92%	96%	80%	1,226
Open Frame Porch	1990	40	B 110	986	Avq.	92%	100%	80%	726
1.25 ST GARAGE..	1990	728	B 110	16,503	Avq.	92%	100%	80%	12,146
Swimming Pool	2001	800	C 100	7,000	Avq.	97%	100%	80%	5,432
Patio	2002	1040	C 100	2,912	Avq.	97%	100%	80%	2,260
Patio	2002	580	D 100	1,299	Avq.	97%	100%	80%	1,008
Frame Garage	2003	896	B 100	16,057	Avq.	97%	100%	80%	12,460
2,216 SFLA						Outbuilding Total			46,289

Acpt Land 61,700 **Accepted Bldg** 181,100 **Total** 242,800

Valuation Report

Map/Lot:

006-067-14

Account: 2020 Card: 1 of 1

Location:

64 HIGHLAND DRIVE

Neighborhood 66 HIGHLAND DRIVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9791P244
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data
Sale Date 07/08/2008
Sale Price 65,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.51	Acres-Rear Land 1-10	3,000.00	13,530	100%		13,530
Total Acres 5.01			Land Total			58,530

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,670 Sqft Masonry Trim Roof Cover	Grade A 100 140Sqft Asphalt Shingles	Base Trim Roof	293,261 941 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	13,168
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	4		
Baths	2	Half Baths	1	Plumbing	12,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,741
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2010	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total
						323,207
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	97%	91%	80%	228,236	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1.50 ST GARAGE..	2010	550	A 100	16,016	Avq.	97%	100%	80%	12,429
Open Frame Porch	2010	96	A 100	2,374	Avq.	97%	100%	80%	1,842
3/4S AD/GAR.....	2010	732	A 100	60,259	Avq.	97%	100%	80%	46,761
Wood Deck	2010	320	A 100	4,301	Avq.	97%	100%	80%	3,338
ONE STORY FRAME	2010	80	A 100	6,630	Avq.	97%	91%	80%	4,682
Swimming Pool	2010	648	B 100	8,960	Avq.	97%	100%	80%	6,953
Patio	2010	540	B 100	1,935	Avq.	97%	100%	80%	1,502
3,420 SFLA									77,507

Acpt Land

58,500

Accepted Bldg

305,700

Total

364,200

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B7147P174
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data
Sale Date 11/13/2002
Sale Price 51,400
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.20	Acres-Rear Land 1-10	1,700.00	340	100%		340
Total Acres 0.70			Land Total			25,840

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	520 Sqft	Grade C 90	Base	60,082
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,730
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	61,812
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	97%	90%
						35,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1920	200	C 90	11,088	Avq.	65%	100%	90%	6,486
Encl Frame Porch	1920	66	C 90	1,789	Avq.	65%	100%	90%	1,047
Frame Shed	1920			---- S O U N D V A L U E ----				100	
Frame Shed	1920			---- S O U N D V A L U E ----				200	
Frame Shed	1920			---- S O U N D V A L U E ----				300	
Frame Garage	1920	330	D 100	3,696	Avq-	50%	100%	90%	1,663
Wood Deck	1920	50	C 90	378	Avq.	65%	100%	90%	221
Frame Garage	2006			---- S O U N D V A L U E ----				300	
980 SFLA								Outbuilding Total	10,317

Acpt Land 25,800 **Accepted Bldg** 45,400 **Total** 71,200

Oakland
 Name: BARD, STEVEN A.

Valuation Report

07/15/2016

Page 630

Map/Lot: 006-069

Account: 874 Card: 1 of 1

Location: 14 GLENWOOD STREET

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1994
 Sale Price 13,800
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4117P268

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.65	Acres-Rear Land 1-10	1,400.00	910	100%		910
Total Acres 1.15			Land Total			42,910

Commercial Description

Occupancy Type	Office.....		Stor.Warehouse..
Class & Quality	Frame.....Low		Frame.....Low
# Dwelling Units	0		0
Exterior	Steel		Steel
Stories & Height	1 STORY @ 10'		1 STORY @ 10'
Heating/Cooling	Hot Water		NONE
Built	1994		1994
Remodeled	0		0
Base Cost/Sqft		31.98	12.65
Heat-Cool/Sqft	+	10.44	0.00
Total		42.42	12.65
Size Factor	X	1.012	1.008
Adjusted Cost/Sqft		42.93	12.75
Total Square Feet	X	1,200	4,000
Replacement Cost		51,516	51,000
Condition	Average		Average
% Good Physical	X	.93	.92
Functional	X	1.00	1.00
Subtotal		47,910	46,920
Economic Factor	X 0.95		Total Value 90,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
WAREHOUSE WD....	2005	2000	C 100	50,848	Avq.	97%	100%	95%	46,857
5,200 SF						Outbuilding Total			46,857

Acpt Land 42,900 **Accepted Bldg** 136,900 **Total** 179,800

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/18/2008
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9917P133
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.44	Acres-Rear Land 1-10	1,700.00	748	100%		748
Total Acres 0.94			Land Total			26,248

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story WOOD SHINGLE 1 OTHER Units-0	525 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	67,158 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,942
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1988	TYPICAL	TYPICAL	Good	Typical	69,100
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 95%	49,234

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1940	300	C 100	20,202	Avq.	90%	100%	95%	17,273
ONE STORY FRAME	1940	100	C 100	5,180	Good	75%	100%	95%	3,691
ONE STORY FRAME	1940	100	C 100	5,180	Good	75%	100%	95%	3,691
Frame Garage	1990	720	C 100	10,080	Avq.	92%	100%	95%	8,810
Frame Shed	1980	240	C 100	1,680	Avq.	86%	100%	95%	1,373
Wood Deck	1990	120	C 100	1,008	Avq.	92%	100%	95%	881
Wood Deck	1990	300	C 100	2,520	Avq.	92%	100%	95%	2,202
1,438 SFLA									37,921

Acpt Land 26,200 **Accepted Bldg** 87,200 **Total** 113,400

Valuation Report

Account: 1733 Card: 1 of 1

Map/Lot: 006-071
 Location: 4 CLAIRMONT AVENUE

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/25/2010
 Sale Price 134,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10457P159
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.13	Acres-Rear Land 1-10	1,700.00	221	100%		221
Total Acres 0.63			Land Total			25,721

Dwelling Description

Replacement Cost New

Ranch	One Story	1,102 Sqft	Grade C 100	Base	87,203
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,715
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	89,918
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		89%	100% 95%	76,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1986	30	C 100	1,554	Avq.	89%	100%	95%	1,314
Frame Garage	1986	832	C 100	11,648	Avq.	89%	100%	95%	9,849
Frame Shed	1986	240	D 100	1,344	Avq.	89%	100%	95%	1,136
Wood Deck	1986	96	C 100	806	Avq.	89%	100%	95%	681
1,132 SFLA									12,980
Outbuilding Total									12,980

Acpt Land 25,700 **Accepted Bldg** 89,000 **Total** 114,700

Oakland
 Name: KNIGHT, HOWARD K.

Valuation Report

07/15/2016

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Map/Lot:

006-072

Account: 877 Card: 1 of 1

Location:

CLAIRMONT AVENUE

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4001P271

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	25,500.00	23,091	75%	Vacancy	17,318
Total Acres 0.41						Land Total
						17,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
Frame Garage	1967	456	D 100	5.107	Avg.	65%	100%	95%	3,154
Outbuilding Total									3,154

Acpt Land	17,300	Accepted Bldg	3,200	Total	20,500
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Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/1996
 Sale Price 67,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5261P239
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.93	Acres-Rear Land 1-10	1,700.00	1,581	100%		1,581
Total Acres 1.43			Land Total			27,081

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	754 Sqft	Grade D 100	Base	69,975
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,489
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,478
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1934	0	TYPICAL	TYPICAL	Below Average	Typical	66,282			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	60%	97%	95%	36,647				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1934			----	SOUND	VALUE	----		200
Frame Shed	1934			----	SOUND	VALUE	----		100
Frame Shed	1934			----	SOUND	VALUE	----		100
Encl Frame Porch	1934	42	D 100	1,053	Avq-	60%	97%	95%	582
ONE STORY FRAME	1934	152	D 100	6,299	Avq-	60%	97%	95%	3,482
1,472 SFLA									4,464
Acpt Land		27,100	Accepted Bldg	41,100	Total				68,200

Valuation Report

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3344P26
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.62	Acres-Rear Land 1-10	1,700.00	1,054	100%		1,054
Total Acres 1.12			Land Total			26,554

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	449 Sqft	Grade C 100	Base	65,770
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	TYPICAL	TYPICAL	Above Average	Typical	68,084	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	91%	95%	50,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
3/4S AD/GAR.....	1990	576	C 100	29,635	Avq+	85%	100%	95%	23,930	
Frame Shed	1990	240	C 100	1,680	Avq.	92%	100%	95%	1,469	
ONE STORY FRAME	1975	276	C 100	14,297	Avq+	85%	94%	95%	10,851	
ONE STORY FRAME	1975	224	C 100	11,603	Avq+	85%	94%	95%	8,808	
Wood Deck	1986	144	C 100	1,210	Avq.	89%	100%	95%	1,023	
Frame Shed	1986	240	D 100	1,344	Avq.	89%	100%	95%	1,136	
Frame Shed	1970								100	
----- S O U N D V A L U E -----									100	
1,286 SFLA									Outbuilding Total	47,317

Acpt Land	26,600	Accepted Bldg	97,300	Total	123,900
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Valuation Report

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/18/2015
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12081P121
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.10	Acres-Rear Land 1-10	1,700.00	170	100%		170
Total Acres 0.60			Land Total			25,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1989	14X68	C 100	24,560	Avg.	55%	100%	95%	12,833
Wood Deck	1989	160	D 100	1,075	Avg.	91%	100%	95%	929
Wood Deck	1989	48	D 100	322	Avg.	91%	100%	95%	278
Frame Garage	1998	528	C 100	7,392	Avg.	96%	100%	95%	6,741
Frame Shed	1998	80	C 100	560	Avg.	96%	100%	95%	511
Frame Garage	1950								500
952 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			21,792
Acpt Land		25,700	Accepted Bldg		21,800	Total		47,500	

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use NEIGHBORHOOD COM
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2393P300

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	42,000.00	53,126 100%		53,126
Total Acres 0.80				Land Total	53,126

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 100	Base	63,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-8,316
Fin. Basement Area	222 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,108
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,774
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	1993	TYPICAL	TYPICAL	Above Average	Typical	60,238
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. % Func. % Econ. %			42,490
Location			75%	99%	95%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1954	364	C 100	22,422	Avq.	71%	99%	95%	14,973
Wood Deck	1999	48	C 100	403	Avq.	97%	100%	95%	371
Wood Deck	1999	360	C 100	3,024	Avq.	97%	100%	95%	2,786
ONE STORY FRAME	1993	128	C 100	6,630	Avq+	94%	99%	95%	5,861
Open Frame Porch	2002	320	C 100	4,620	Avq.	97%	100%	95%	4,257
ONE STORY FRAME	2002	496	C 100	25,693	Avq.	97%	99%	95%	23,439
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	95%	3,225
1,708 SFLA									
Outbuilding Total									54,912

Acpt Land

53,100

Accepted Bldg

97,400 **Total**

150,500

Oakland
 Name: FISHER, CONRAD F.

Valuation Report

07/15/2016

Page 638

Map/Lot:

006-076

Account: 2920 Card: 2 of 2

Location:

19 CLAIRMONT AVENUE

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2393P300

Reference 2

Tran/Land/Bldg 1 1 96

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1980	5376	C 100	225,792	Ava.	86%	60%	95%	110,684
GARAGE FRAME ..	1980	990	C 100	41,580	Ava.	86%	40%	95%	13,589
Frame Garage	1997	576	C 100	8,064	Ava.	96%	100%	95%	7,354
Frame Shed	1954			----- S O U N D V A L U E -----					200
Frame Shed	1998	400	C 100	2,800	Ava.	96%	100%	95%	2,554
GARAGE FRAME ..	1999	448	C 100	18,816	Ava.	97%	65%	95%	11,271
GARAGE FRAME ..	2004	4832	C 100	202,944	Ava.	97%	90%	95%	168,311
1,708 SFLA								Outbuilding Total	313,963
Accpt Land		0		Accepted Bldg		314,000	Total		314,000

Oakland
Name: FISHER, CONRAD F.

Valuation Report

07/15/2016

Page 639

Map/Lot:

006-076

Account: 2920

Location:

19 CLAIRMONT AVENUE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	53,100	97,400	150,500	53,100	97,400	150,500
2	0	314,000	314,000	0	314,000	314,000
TOTAL	53,100	411,400	464,500	53,100	411,400	464,500

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/11/2011
Sale Price 1,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B5940P241
Reference 2 B10643P003
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.10	Acres-Rear Land 1-10	1,700.00	170	100%		170
Total Acres 0.60			Land Total			25,670

Dwelling Description

Replacement Cost New

Conventional	One Story	794 Sqft	Grade D 100	Base	54,584
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-889
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1936	0	TYPICAL	TYPICAL	Below Average	Typical	53,695
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	95%
						30,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1936	285	D 100	11,810	Avq-	60%	100%	95%	6,732
ONE STORY FRAME	1936	55	D 100	2,279	Avq-	60%	100%	95%	1,299
Encl Frame Porch	1936	80	D 100	1,904	Avq-	60%	100%	95%	1,085
Wood Deck	1970	36	D 100	242	Avq.	60%	100%	95%	138
Frame Shed	1940			---- S O U N D V A L U E ----				100	
Frame Shed	1940			---- S O U N D V A L U E ----				300	
1,134 SFLA								Outbuilding Total	9,654

Acpt Land	25,700	Accepted Bldg	40,300	Total	66,000
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Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4001P271
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	25,500.00	22,808 100%		22,808
Total Acres 0.40				Land Total	22,808

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	600 Sqft	Grade C 100	Base	78,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,587
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1990	TYPICAL	TYPICAL	Good	Typical	81,379
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 95%	60,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1950	204	C 100	12,566	Good	78%	100%	95%	9,311
Open Frame Porch	1950	36	C 100	644	Good	78%	100%	95%	477
Frame Shed	1950	48	C 100	336	Good	78%	100%	95%	249
Barn	1997	320	D 100	4,301	Avq.	96%	100%	95%	3,923
Wood Deck	1997	96	C 100	806	Avq.	96%	100%	95%	735
1,254 SFLA						Outbuilding Total			14,695

Acpt Land

22,800

Accepted Bldg

75,000 **Total**

97,800

Oakland
 Name: KNIGHT, HOWARD K.

Valuation Report

07/15/2016

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Map/Lot:

006-079

Account: 876 Card: 1 of 1

Location:

CLAIRMONT AVENUE

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4001P271

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
0.10	Acres-Rear Land 1-10	1,700.00	170	100%		170
Total Acres 0.60					Land Total	20,570

Acpt Land	20,600	Accepted Bldg	0	Total	20,600
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Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B6135P149
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.40	Acres-Homesite (Fract)	25,500.00	22,808 100%		22,808	
Total Acres 0.40			Land Total		22,808	

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	648 Sqft	Grade C 95	Base	73,157	
Exterior	COMPOSITION	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1950	0	TYPICAL	TYPICAL	Below Average		Typical			73,157
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		64%	97%	90%		40,874	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1950	77	C 95	2,181	Avq-	64%	100%	90%	1,256
Encl Frame Porch	1950	36	C 95	1,091	Avq-	64%	100%	90%	628
Frame Garage	1950	576	C 95	7,661	Avq-	64%	100%	90%	4,413
Wood Deck	1987	132	C 100	1,109	Avq.	90%	100%	90%	898
972 SFLA									7,195
Acpt Land			22,800	Accepted Bldg		48,100	Total		70,900

Oakland
 Name: MORSE, JUDY N.

Valuation Report

07/15/2016

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Map/Lot: 006-081

Account: 105 Card: 1 of 1

Location: 54 NORTH SECOND RANGEWAY ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8550P180
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 08/15/2005
 Sale Price 79,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	25,500.00	16,128	100%		16,128
Total Acres 0.20						16,128

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	570 Sqft	Grade C 90	Base	68,584
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,213
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	TYPICAL	TYPICAL	Below Average	Typical	70,797			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		61%	97%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1945	152	C 90	3,956	Avg-	61%	100%	90%	2,172
998 SFLA						Outbuilding Total			2,172

Acpt Land 16,100 **Accepted Bldg** 39,900 **Total** 56,000

Oakland
 Name: WRIGHT, DEANNE M.

Valuation Report

07/15/2016

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Map/Lot: 006-082

Account: 1796 Card: 1 of 1

Location: 56 NORTH SECOND RANGEWAY ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/06/2003
 Sale Price 36,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7733P041

Reference 2

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	25,500.00	22,808	100%		22,808
Total Acres 0.40						22,808

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1992	14X66	C 100	23,980	Ava.	55%	100%	90%	11,870	
Wood Deck	1980	100	D 100	672	Ava.	85%	100%	90%	514	
MH SLAB.....	1992	924	C 100	3,234	Ava.	93%	100%	90%	2,707	
924 SFLA									15,091	

Acpt Land	22,800	Accepted Bldg	15,100	Total	37,900
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Valuation Report

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/2000
 Sale Price 82,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6261P070
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.50	Acres-Rear Land 1-10	1,700.00	850	100%		850
Total Acres 1.00			Land Total			26,350

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	770 Sqft	Grade C 100	Base	95,322
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,321
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1995	TYPICAL	TYPICAL	Good	Typical	96,757
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	97%	90%	63,352	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	117	C 100	7,207	Good	75%	100%	90%	4,865
Open Frame Porch	1900	90	C 100	1,400	Good	75%	100%	90%	945
Encl Frame Porch	1900	162	C 100	4,676	Good	75%	100%	90%	3,156
ONE STORY FRAME	1900	12	C 100	622	Good	75%	100%	90%	419
1,477 SFLA									
Outbuilding Total									9,385

Acpt Land 26,400 **Accepted Bldg** 72,700 **Total** 99,100

Oakland
 Name: TREADWELL, ROBERT D.

Valuation Report

07/15/2016

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Map/Lot: 006-085

Account: 685 Card: 1 of 1

Location: 70 NORTH SECOND RANGEWAY ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 D1734P163
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	25,500.00	22,808	100%		22,808
Total Acres 0.40						22,808
						Land Total
						22,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1974	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504
Wood Deck	1974	60	C 100	504	Ava.	82%	100%	90%	372
2 STORY GARAGE	1974	576	C 100	12,096	Ava.	82%	100%	90%	8,927
MH SLAB.....	1974	924	C 100	3,234	Ava.	82%	100%	90%	2,387
924 SFLA						Outbuilding Total			25,190
Acpt Land		22,800	Accepted Bldg		25,200	Total			48,000

Oakland
 Name: BURTON, JACOB E.

Valuation Report

07/15/2016

Page 648

Map/Lot: 006-086

Account: 2487 Card: 1 of 2

Location: 78 NORTH SECOND RANGEWAY ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9023P255
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	07/17/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.30	Acres-Rear Land 1-10	1,700.00	510	100%		510
Total Acres 0.80					Land Total	26,010

Acpt Land	26,000	Accepted Bldg	0	Total	26,000
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Oakland
 Name: BURTON, JACOB E.

Valuation Report

07/15/2016

Page 649

Map/Lot: 006-086

Account: 2487 Card: 2 of 2

Location: 76 NORTH SECOND RANGEWAY ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/17/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4364P001
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,792 Sqft	Grade D 100	Base	103,766
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			91,401
2006	0	GOOD	GOOD	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	99%	90%				78,995
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1968	768	C 100	10,752	Ava.	79%	100%	90%	7,645	
1,792 SFLA						Outbuilding Total			7,645	
Acpt Land		0		Accepted Bldg		86,600	Total		86,600	

Oakland
Name: BURTON, JACOB E.

Valuation Report

07/15/2016

Page 650

Map/Lot: 006-086

Account: 2487

Location: 76 NORTH SECOND RANGEWAY ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	26,000	0	26,000	26,000	0	26,000
2	0	86,600	86,600	0	86,600	86,600
TOTAL	26,000	86,600	112,600	26,000	86,600	112,600

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B10398P044
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.15	Acres-Rear Land 1-10	1,700.00	255	100%		255
Total Acres 0.65			Land Total			25,755

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade D 110	Base	108,071
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	94,766
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	90%	82,731	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000	96	C 100	672	Avq.	97%	100%	90%	587
Frame Shed	2005	96	C 100	672	Avq.	97%	100%	90%	587
Wood Deck	2012	224	B 100	2,408	Avq.	97%	100%	90%	2,102
Outbuilding Total									3,276

Acpt Land	25,800	Accepted Bldg	86,000	Total	111,800
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Oakland
Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

006-088

Account: 2612 Card: 1 of 1

Location: NORTH SECOND RANGEWAY ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 4 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.03	Acres-Homesite (Fract)	25,500.00	6,246	50%	Vacancy	3,123	
Total Acres 0.03					Land Total	3,123	
Acpt Land		3,100	Accepted Bldg		0	Total	3,100

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/29/2009
 Sale Price 49,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10138P010
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.47	Acres-Rear Land 1-10	1,700.00	799	100%		799
Total Acres 0.97			Land Total			26,299

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,080 Sqft	Grade C 100	Base	81,556
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,024
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Inadeq.	84,580
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		70%	92% 90%	49,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1952	20	C 100	420	Avq.	70%	100%	90%	265
Encl Frame Porch	1952	150	C 100	4,340	Avq.	70%	100%	90%	2,734
Frame Garage	1952	352	D 100	3,942	Avq.	70%	100%	90%	2,483
1,080 SFLA									5,482
Outbuilding Total									5,482

Acpt Land 26,300 **Accepted Bldg** 54,500 **Total** 80,800

Valuation Report

Account: 416 Card: 1 of 1

Map/Lot: 006-090
 Location: 34 CLAIRMONT AVENUE

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/20/2012
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

BUILDING USE.... COMMERCIAL.....

Reference 1 B11016P194

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	42,000.00	59,397	100%		59,397
1.19	Acres-Rear Land 1-10	1,400.00	1,666	100%		1,666
Total Acres 2.19					Land Total	61,063

Commercial Description

Occupancy Type	Dist. Warehouse..	Office.....
Class & Quality	Rigid Frame.Good	Frame.....Low
# Dwelling Units	0	0
Exterior	Steel	Wood Siding
Stories & Height	1 STORY @ 16'	1 STORY @ 8'
Heating/Cooling	Hot/Cool Water	Forced Warm Air
Built	1992	1992
Remodeled	0	0
Base Cost/Sqft	30.47	31.98
Heat-Cool/Sqft	+ 14.70	6.70
Total	45.17	38.68
Size Factor	X 1.109	1.028
Adjusted Cost/Sqft	50.09	39.76
Total Square Feet	X 6,600	900
Replacement Cost	330,594	35,784
Condition	Average	Average
% Good Physical	X .92	.91
Functional	X 0.85	0.85
Subtotal	258,525	27,679
Economic Factor	X 1.00	Total Value 286,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	2013	6000	D 110	139,857	Avq.	97%	100%	100%	135,661
7,500 SF									135,661
Outbuilding Total									135,661

Acpt Land 61,100 **Accepted Bldg** 421,900 **Total** 483,000

Valuation Report

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/04/2015
 Sale Price 87,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12000P306
 Reference 2 Prev. 5-93
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
Total Acres 0.50						22,500

Dwelling Description

Replacement Cost New

Conventional	One Story	729 Sqft	Grade C 90	Base	57,804
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-9,185
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,168
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2004	TYPICAL	TYPICAL	Good	Typical	54,787
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				88%	100%	90%
						43,391

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2015	96	B 100	1,900	Avq.	97%	100%	90%	1,659
ONE STORY FRAME	1975	52	C 90	2,425	Good	88%	100%	90%	1,921
Frame Garage	1998	480	C 100	6,720	Avq.	96%	100%	90%	5,806
781 SFLA	Outbuilding Total								9,386

Acpt Land 22,500 **Accepted Bldg** 52,800 **Total** 75,300

Oakland
 Name: MCEWEN, JASON

Valuation Report

07/15/2016

Page 656

Map/Lot:

006-094

Account: 777 Card: 1 of 1

Location:

39 SHORES ROAD

Neighborhood 68 2ND RANGEWAY SO

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 10/06/2015
 Sale Price 64,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12127P87
 Reference 2 Prev. 5-94
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.00	Sites-Mobile Home Site	7,500.00	7,500	75%	Access	5,625
1.42	Acres-Rear Land 1-10	1,500.00	2,130	100%		2,130
1.00	Sites-Mobile Home Site	7,500.00	7,500	100%		7,500
Total Acres 1.92						Land Total 37,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1975	12X52	D 110	14,117	Avq.	55%	100%	100%	7,764
Encl Frame Porch	1975	50	D 100	1,232	Avq.	83%	100%	100%	1,023
Wood Deck	1995	64	D 100	430	Avq.	95%	100%	100%	408
ONE STORY FRAME	2015	144	D 100	5,967	Avq.	97%	100%	100%	5,788
768 SFLA						Outbuilding Total			14,983
Acpt Land		37,800	Accepted Bldg		15,000	Total			52,800

Oakland
 Name: MCEWEN, JASON

Valuation Report

07/15/2016

Page 657

Map/Lot:

006-094-A

Account: 2069 Card: 1 of 1

Location:

41 SHORES ROAD

Neighborhood 86 MOB HOME NO LAND

Sale Data	
Sale Date	10/06/2015
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B12127P87
 Reference 2 Prev. 5-94
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1987	14X44	C 100	17,600	Avg.	55%	100%	90%	8,712
Wood Deck	1987	72	C 100	605	Avg.	90%	100%	90%	490
Frame Shed	1990	64	C 100	448	Avg.	92%	100%	90%	371
ONE STORY FRAME	2016	616	D 100	25,528	Avg.	97%	80%	90%	17,829
1,232 SFLA									
						Outbuilding Total			27,402
Acpt Land			0	Accepted Bldg		27,400	Total		27,400

Oakland
 Name: KENNEBEC WATER DISTRICT

Valuation Report

07/15/2016

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Map/Lot:

006-095

Account: 3934 Card: 1 of 1

Location:

45 SHORES ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1 B1586P493
 Reference 2 Prev. 5-95
 Tran/Land/Bldg 1 3 90
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 7

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000	
0.20	Acres-Rear Land 1-10	1,000.00	200	100%		200	
Total Acres 1.20					Land Total	20,200	
Acpt Land		20,200	Accepted Bldg		0	Total	20,200

Account: 3492 Card: 1 of 1

Map/Lot:
 Location:

006-095-A
 45 SHORES ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1
 Reference 2 Prev. 5-95A
 Tran/Land/Bldg 1 3 90
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 7

Commercial Description

Occupancy Type	Utility Building		
Class & Quality	Frame.....Good		
# Dwelling Units	0		
Exterior	Aluminum/Vinyl		
Stories & Height	1 STORY @ 8'		
Heating/Cooling	Elec Baseboard		
Built	1994		
Remodeled	0		
Base Cost/Sqft		16.79	
Heat-Cool/Sqft	+	3.59	
Total		20.38	
Size Factor	X	1.104	
Adjusted Cost/Sqft		22.50	
Total Square Feet	X	864	
Replacement Cost		19,440	
Condition	Average		
% Good Physical	X	.89	
Functional	X	1.00	
Subtotal		17,302	
Economic Factor	X 1.00		
		Total Value	17,302
Acpt Land	0	Accepted Bldg	17,300 Total
			17,300

Oakland
 Name: KENNEBEC WATER DISTRICT

Valuation Report

07/15/2016

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Map/Lot:

006-095-B

Account: 1083 Card: 1 of 1

Location:

45 SHORES ROAD

Neighborhood 10 NO SECOND RNGWAY

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1 B1586P493
 Reference 2 Prev. 5-95B
 Tran/Land/Bldg 1 1 90
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 45 0 0 Land Schedule 7

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
WATER TOWER.....	1970	5000	C 100	2,135,000	Avg.	80%	90%	100%	1,537,200
Outbuilding Total									1,537,200
Accpt Land			0	Accepted Bldg		1,537,200	Total		1,537,200

Valuation Report

Account: 354 Card: 1 of 1

Location: 877 KENNEDY MEMORIAL DRIVE

Neighborhood 9	KENNEDY MEM DR..	Sale Data
Zoning/Use	HIGHWAY COMMERCI	Sale Date 01/12/2007
Topography	Level	Sale Price 300,000
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
LAND USE.....	RES VACANT.....	Verified Public Record
BUILDING USE....	COMMERCIAL.....	Validity Arms Length Sale
Reference 1	B9217P117	
Reference 2	Prev. 5-35	
Tran/Land/Bldg	1 2 16	
X Coordinate	0	Y Coordinate 0
Exemption(s)	Land Schedule 4	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	75,000.00	60,000	100%		60,000
Total Acres 0.64						60,000

Commercial Description

Occupancy Type	Retail Store....	Service Garage..	
Class & Quality	Rigid Frame.Low	Frame.....Low	
# Dwelling Units	0	0	
Exterior	Steel	Wood Siding	
Stories & Height	1 STORY @ 10'	1 STORY @ 12'	
Heating/Cooling	Forced Warm Air	Forced Warm Air	
Built	1980	1980	
Remodeled	0	0	
Base Cost/Sqft		24.42	16.63
Heat-Cool/Sqft	+	3.19	3.39
Total		27.61	20.02
Size Factor	X	0.958	1.256
Adjusted Cost/Sqft		26.45	25.15
Total Square Feet	X	5,800	1,200
Replacement Cost		153,410	30,180
Condition	Average	Average	
% Good Physical	X	.82	.77
Functional	X	1.00	1.00
Subtotal		125,796	23,239
Economic Factor	X 1.00	Total Value	149,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	240	D 100	1,344	Avg.	86%	100%	100%	1,156
Frame Shed	1980	196	D 100	1,098	Avg.	86%	100%	100%	944
7,000 SF									2,100
Outbuilding Total									2,100
Acpt Land		60,000	Accepted Bldg		151,100	Total		211,100	

Account: 566 Card: 1 of 1

Location: 885 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities Public WaterPublic Sewer
 Street Paved

Reference 1 B3050P291
 Reference 2 Prev. 5-33
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.68	Acres-Frontage 1	12,000.00	8,160	100%		8,160
Total Acres 1.68					Land Total	83,160

Commercial Description

Occupancy Type	Retail Store....	
Class & Quality	Frame.....Low	
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	Forced Warm Air	
Built	1955	
Remodeled	1994	
Base Cost/Sqft	20.55	
Heat-Cool/Sqft	+	2.52
Total	23.07	
Size Factor	X	0.998
Adjusted Cost/Sqft	23.02	
Total Square Feet	X	5,256
Replacement Cost	120,993	
Condition	Average	
% Good Physical	X	.65
Functional	X	1.00
Subtotal	78,645	
Economic Factor	X 1.00	Total Value 78,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1955	1636	D 100	54.970	Avg.	71%	100%	100%	39,029
1.75 ST GARAGE..	1955	936	D 100	14.676	Avg.	71%	100%	100%	10,420
Frame Garage	1955	432	D 100	4.838	Avg.	71%	100%	100%	3,435
GARAGE FRAME ..	1999	1500	C 100	63.000	Avg.	97%	100%	100%	61,110
WAREHOUSE ST....	2001	9000	C 100	238.392	Avg.	97%	100%	100%	231,240
WAREHOUSE ST....	2001	9000	C 100	238.392	Avg.	97%	100%	100%	231,240
WAREHOUSE ST....	2001	2570	C 100	68.074	Avg.	97%	100%	100%	66,032
5,256 SF	Outbuilding Total								642,506

Acpt Land	83,200	Accepted Bldg	721,200	Total	804,400
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Valuation Report

Account: 334 Card: 1 of 1

Location: 895 KENNEDY MEMORIAL DRIVE

Neighborhood 9	KENNEDY MEM DR..	Sale Data
Zoning/Use	HIGHWAY COMMERCI	Sale Date 05/26/2006
Topography	Level	Sale Price 0
Utilities	Public WaterPublic Sewer	Sale Type Land & Buildings
Street	Paved	Financing Unknown
LAND USE.....	RES VACANT.....	Verified Public Record
BUILDING USE....	COMMERCIAL.....	Validity Related Parties
Reference 1	B11884P195	
Reference 2	Prev. 5-32	
Tran/Land/Bldg	1 2 16	
X Coordinate	0	Y Coordinate 0
Exemption(s)	Land Schedule 4	

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.11	Acres-Rear Land 1-10	4,000.00	440	100%		440
Total Acres 1.11					Land Total	75,440

Commercial Description						
Occupancy Type	Restaurant.....		Retail Store....			
Class & Quality	Rigid Frame.Low		Rigid Frame.Low			
# Dwelling Units	0		0			
Exterior	Steel		Steel			
Stories & Height	1 STORY @ 11'		1 STORY @ 11'			
Heating/Cooling	Forced Warm Air		Forced Warm Air			
Built	1973		1973			
Remodeled	0		0			
Base Cost/Sqft		35.27			24.42	
Heat-Cool/Sqft	+	3.19			3.19	
Total		38.46			27.61	
Size Factor	X	0.967			1.018	
Adjusted Cost/Sqft		37.19			28.11	
Total Square Feet	X	3,500			3,750	
Replacement Cost		130,165			105,412	
Condition	Average		Average			
% Good Physical	X	.73			.76	
Functional	X	1.00			1.00	
Subtotal		95,020			80,113	
Economic Factor	X 1.00		Total Value		175,133	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1973	1624	C 100	22,876	Ava.	82%	100%	100%	18,758	
7,250 SF						Outbuilding Total			18,758	
Acpt Land		75,400	Accepted Bldg			193,900	Total		269,300	

Valuation Report

Account: 350 Card: 1 of 1

Location: 14 INDUSTRIAL DRIVE

Neighborhood 9	KENNEDY MEM DR..	Sale Data
Zoning/Use	HIGHWAY COMMERCI	Sale Date 12/30/2014
Topography	Level	Sale Price 0
Utilities	All Public	Sale Type
Street	Paved	Financing
LAND USE.....	RES VACANT.....	Verified
BUILDING USE....	COMMERCIAL.....	Validity Validity
Reference 1	B1380P180 Prev. 5-31 B11884P195	
Reference 2	KAMAN	
Tran/Land/Bldg	1 2 43	
X Coordinate	0	Y Coordinate 0
Exemption(s)	Land Schedule 4	

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	25%	Fract. Sha	18,750
5.36	Acres-Rear Land 1-10	4,000.00	21,440	25%	Fract. Sha	5,360
Total Acres 6.36					Land Total	24,110

Commercial Description						
Occupancy Type	Stor.Warehouse..					
Class & Quality	Frame.....Avg.					
# Dwelling Units	0					
Exterior	Wood Siding					
Stories & Height	1 STORY @ 11'					
Heating/Cooling	Forced Warm Air					
Built	1978					
Remodeled	0					
Base Cost/Sqft	17.82					
Heat-Cool/Sqft	+	3.39				
Total	21.21					
Size Factor	X	1.055				
Adjusted Cost/Sqft	22.38					
Total Square Feet	X	3,024				
Replacement Cost	67,677					
Condition	Average					
% Good Physical	X	.81				
Functional	X	1.00				
Subtotal	54,818					
Economic Factor	X	1.00	Total Value			54,818

Acpt Land	24,100	Accepted Bldg	54,800	Total	78,900
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Valuation Report

Map/Lot:

006-099-A

Account: 2288 Card: 1 of 1

Location:

8 INDUSTRIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Sale Data

Zoning/Use HIGHWAY COMMERCI

Sale Date 12/30/2014

Topography Level

Sale Price 0

Utilities All Public

Sale Type

Street Paved

Financing

LAND USE..... RES VACANT.....

Verified

BUILDING USE.... COMMERCIAL.....

Validity Validity

Reference 1 Prev. 5-31-A B11884P195

Reference 2 TROPICAL SUNSATIIONS

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	25%	Fract. Sha	18,750
5.36	Acres-Rear Land 1-10	4,000.00	21,440	25%	Fract. Sha	5,360
Total Acres 6.36					Land Total	24,110

Commercial Description

Occupancy Type	Beauty/Barber...	
Class & Quality	Frame.....Avg.	
# Dwelling Units	0	
Exterior	Aluminum/Vinyl	
Stories & Height	1 STORY @ 9'	
Heating/Cooling	Forced Warm Air	
Built	1965	
Remodeled	0	
Base Cost/Sqft	32.17	
Heat-Cool/Sqft	+	3.15
Total	35.32	
Size Factor	X	1.145
Adjusted Cost/Sqft	40.44	
Total Square Feet	X	1,456
Replacement Cost	58,881	
Condition	Good	
% Good Physical	X	.75
Functional	X	1.00
Subtotal	44,161	
Economic Factor	X 1.00	Total Value 44,161

Acpt Land	24,100	Accepted Bldg	44,200	Total	68,300
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Oakland
 Name: ROSSIGNOL PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

006-099-C

Account: 2356 Card: 1 of 1

Location: 16 INDUSTRIAL DRIVE

Neighborhood 9	KENNEDY MEM DR..	Sale Data
Zoning/Use	HIGHWAY COMMERCI	Sale Date 12/30/2014
Topography	Level	Sale Price 0
Utilities	Public WaterSeptic System	Sale Type
Street	Paved	Financing
LAND USE.....	RES VACANT.....	Verified
BUILDING USE....	COMMERCIAL.....	Validity Validity
Reference 1	Prev. 5-31-C B11884P195	
Reference 2	OLD FRITO LAY	
Tran/Land/Bldg	1 2 43	
X Coordinate	0	Y Coordinate 0
Exemption(s)	Land Schedule 4	

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	25%	Fract. Sha	18,750
5.36	Acres-Rear Land 1-10	4,000.00	21,440	25%	Fract. Sha	5,360
Total Acres 6.36					Land Total	24,110

Commercial Description						
Occupancy Type	Stor.Warehouse..					
Class & Quality	Frame.....Low					
# Dwelling Units	0					
Exterior	Aluminum/Vinyl					
Stories & Height	1 STORY @ 13'					
Heating/Cooling	Forced Warm Air					
Built	1980					
Remodeled	0					
Base Cost/Sqft	12.65					
Heat-Cool/Sqft	+	3.39				
Total	16.04					
Size Factor	X	1.098				
Adjusted Cost/Sqft	17.61					
Total Square Feet	X	4,000				
Replacement Cost	70,440					
Condition	Above Average					
% Good Physical	X	.83				
Functional	X	1.00				
Subtotal	58,465					
Economic Factor	X	1.00	Total Value			58,465

Acpt Land	24,100	Accepted Bldg	58,500	Total	82,600
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Neighborhood 9	KENNEDY MEM DR..	Sale Data
Zoning/Use	HIGHWAY COMMERCI	Sale Date 12/30/2014
Topography	Level	Sale Price 0
Utilities	Public WaterSeptic System	Sale Type
Street	Paved	Financing
LAND USE.....	RES VACANT.....	Verified
BUILDING USE....	COMMERCIAL.....	Validity Validity
Reference 1	Prev. 5-31-D B11884P195	
Reference 2	NEW FRITO LAY	
Tran/Land/Bldg	1 2 43	
X Coordinate	0	Y Coordinate 0
Exemption(s)	Land Schedule 4	

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	25%	Fract. Sha	18,750
5.36	Acres-Rear Land 1-10	4,000.00	21,440	25%	Fract. Sha	5,360
Total Acres 6.36					Land Total	24,110

Commercial Description			
Occupancy Type	Stor.Warehouse..		
Class & Quality	Frame.....Avg.		
# Dwelling Units	0		
Exterior	Steel		
Stories & Height	1 STORY @ 14'		
Heating/Cooling	Space Heaters		
Built	1997		
Remodeled	0		
Base Cost/Sqft	17.82		
Heat-Cool/Sqft	+	1.80	
Total	19.62		
Size Factor	X	1.011	
Adjusted Cost/Sqft	19.84		
Total Square Feet	X	9,792	
Replacement Cost	194,273		
Condition	Average		
% Good Physical	X	.96	
Functional	X	1.00	
Subtotal	186,502		
Economic Factor	X	1.00	Total Value 186,502

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
COV LOAD DOCK...	1998	600	C 100	12,600	Ava.	96%	100%	100%	12,096
9,792 SF									12,096
						Outbuilding Total			12,096
Acpt Land		24,100	Accepted Bldg		198,600	Total		222,700	

Oakland
 Name: ROSSIGNOL PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3846 Card: 1 of 1

Map/Lot:
 Location:

006-100
 TUKEY ROAD

Neighborhood 11 OLD WATERVILLERD

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/24/2014
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7842P202 B11884P192
 Reference 2 Prev.5-28-1
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	90%	Vacancy	28,638
0.71	Acres-Frontage 1	3,750.00	2,663	100%		2,663
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000
1.09	Acres-Rear Land 11-20	450.00	491	100%		491
Total Acres 12.80			Land Total			46,792

Acpt Land 46,800 **Accepted Bldg** 0 **Total** 46,800

Neighborhood 12 TUKEY ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9398P269
Reference 2 Prev. 5-26
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 06/20/2007
Sale Price 384,625
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
15.80	Acres-Rear Land 11-20	600.00	9,480	100%		9,480
Total Acres 27.80						Land Total 64,480

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,216 Sqft	Grade B 100	Base	168,852
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,090
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,712
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Heavy			Insulation	1,907
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	GOOD	GOOD	Average	Typical	190,388			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	91%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1977	170	B 100	11,271	Avq.	84%	91%	100%	8,616
1 Story/BASEMENT	1977	361	B 100	28,465	Avq.	84%	91%	100%	21,759
1 Story/BASEMENT	1977	545	B 100	42,972	Avq.	84%	91%	100%	32,847
Wood Deck	1977	617	B 100	6,635	Avq.	84%	100%	100%	5,573
Frame Garage	1977	698	B 100	12,508	Avq.	84%	100%	100%	10,507
Frame Shed	1977	252	D 100	1,411	Avq.	84%	100%	100%	1,185
3,204 SFLA						Outbuilding Total			80,487

Acpt Land 64,500 **Accepted Bldg** 226,000 **Total** 290,500

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT E Prev. 6A-1

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	75,000.00	28,062	95%	Vacancy	0
0.14	Acres-Homesite (Fract)	5,000.00	5,000	30%	Size/Shape	7,998
Total Acres 0.14			Land Total			7,998

Acpt Land	8,000	Accepted Bldg	0	Total	8,000
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Valuation Report

Map/Lot:

006-103-A

Account: 4263 Card: 1 of 1

Location:

25 FIRST PARK DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/28/2008
 Sale Price 350,000
 Sale Type Other
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9903P073
 Reference 2 Prev. 6A-2A
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	75,000.00	150,000	26%	Fract. Sha	39,000
0.30	Acres-Frontage 1	12,000.00	3,600	26%	Fract. Sha	936
Total Acres 2.30						39,936

Commercial Description

Occupancy Type	Medical Office..	
Class & Quality	Frame.....Good	
# Dwelling Units	0	
Exterior	Concrete	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	HVAC	
Built	2003	
Remodeled	0	
Base Cost/Sqft	69.35	
Heat-Cool/Sqft	+	17.82
Total	87.17	
Size Factor	X	1.053
Adjusted Cost/Sqft	91.79	
Total Square Feet	X	3,390
Replacement Cost	311,168	
Condition	Average	
% Good Physical	X	.97
Functional	X	1.00
Subtotal	301,833	
Economic Factor	X 1.00	Total Value 301,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY GD.....	2004	528	A 100	18,981	Avq.	97%	26%	100%	4,787
CANOPY GD.....	2004	528	A 100	18,981	Avq.	97%	26%	100%	4,787
SINGLE LIGHT....	2005	10	B 100	17,920	Avq.	97%	26%	100%	4,519
3,390 SF	Outbuilding Total								14,093

Acpt Land	39,900	Accepted Bldg	315,900	Total	355,800
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Valuation Report

Map/Lot:

006-103-B

Location:

25 FIRST PARK DRIVE

Account: 4264 Card: 1 of 1

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/18/2004
 Sale Price 360,000
 Sale Type Other
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B8083P058
 Reference 2 Condo Unit B Prev. 6A-2B
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	75,000.00	150,000	24%	Fract. Sha	36,000
0.30	Acres-Frontage 1	12,000.00	3,600	24%	Fract. Sha	864
Total Acres 2.30						36,864

Commercial Description

Occupancy Type	Medical Office..	
Class & Quality	Frame.....Good	
# Dwelling Units	0	
Exterior	Concrete	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	HVAC	
Built	2003	
Remodeled	0	
Base Cost/Sqft	69.35	
Heat-Cool/Sqft	+	17.82
Total	87.17	
Size Factor	X	1.067
Adjusted Cost/Sqft	93.01	
Total Square Feet	X	3,210
Replacement Cost	298,562	
Condition	Average	
% Good Physical	X	.97
Functional	X	1.00
Subtotal	289,605	
Economic Factor	X 1.00	Total Value 289,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY GD.....	2004	528	A 100	18,981	Avg.	97%	24%	100%	4,419
CANOPY GD.....	2004	528	A 100	18,981	Avg.	97%	24%	100%	4,419
SINGLE LIGHT....	2005	10	B 100	17,920	Avg.	97%	24%	100%	4,172
3,210 SF									13,010

Acpt Land	36,900	Accepted Bldg	302,600	Total	339,500
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Valuation Report

Account: 4265 Card: 1 of 1

Map/Lot: 006-103-C
 Location: 25 FIRST PARK DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B7463P253
 Reference 2 Condo Unit C Prev. 6A-2C
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	75,000.00	150,000	19%	Fract. Sha	28,500
0.30	Acres-Frontage 1	12,000.00	3,600	19%	Fract. Sha	684
Total Acres 2.30					Land Total	29,184

Commercial Description

Occupancy Type	Medical Office..	
Class & Quality	Frame.....Good	
# Dwelling Units	0	
Exterior	Concrete	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	HVAC	
Built	2003	
Remodeled	0	
Base Cost/Sqft	69.35	
Heat-Cool/Sqft	+	17.82
Total	87.17	
Size Factor	X	1.137
Adjusted Cost/Sqft	99.11	
Total Square Feet	X	2,536
Replacement Cost	251,343	
Condition	Average	
% Good Physical	X	.97
Functional	X	1.00
Subtotal	243,803	
Economic Factor	X 1.00	Total Value 243,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY GD.....	2004	528	A 100	18,981	Avg.	97%	19%	100%	3,498
CANOPY GD.....	2004	528	A 100	18,981	Avg.	97%	19%	100%	3,498
SINGLE LIGHT....	2005	10	B 100	17,920	Avg.	97%	19%	100%	3,303
2,536 SF	Outbuilding Total								10,299

Acpt Land	29,200	Accepted Bldg	254,100	Total	283,300
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Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B7463P253
 Reference 2 Condo Unit D Prev. 6A-2D
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	75,000.00	150,000	31%	Fract. Sha	46,500
0.30	Acres-Frontage 1	12,000.00	3,600	31%	Fract. Sha	1,116
Total Acres 2.30					Land Total	47,616

Commercial Description			
Occupancy Type	Medical Office..		
Class & Quality	Frame.....Good		
# Dwelling Units	0		
Exterior	Concrete		
Stories & Height	1 STORY @ 10'		
Heating/Cooling	HVAC		
Built	2003		
Remodeled	0		
Base Cost/Sqft	69.35		
Heat-Cool/Sqft	+	17.82	
Total	87.17		
Size Factor	X	1.013	
Adjusted Cost/Sqft	88.30		
Total Square Feet	X	4,064	
Replacement Cost	358,851		
Condition	Average		
% Good Physical	X	.97	
Functional	X	1.00	
Subtotal	348,085		
Economic Factor	X	1.00	Total Value 348,085

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CANOPY GD.....	2004	528	A 100	18,981	Avg.	97%	31%	100%	5,708
CANOPY GD.....	2004	528	A 100	18,981	Avg.	97%	31%	100%	5,708
SINGLE LIGHT....	2005	10	B 100	17,920	Avg.	97%	31%	100%	5,388
4,064 SF	Outbuilding Total							16,804	

Acpt Land	47,600	Accepted Bldg	364,900	Total	412,500
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Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/30/2001
 Sale Price 69,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B6717P112
 Reference 2 LOT B Prev. 6A-4
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.00	Acres-Frontage 1	12,000.00	12,000	100%		12,000
1.78	Acres-Rear Land 1-10	4,000.00	7,120	100%		7,120
Total Acres 3.78						Land Total 94,120

Commercial Description

Occupancy Type	Office.....	Office.....
Class & Quality	Frame.....Good	Frame.....Good
# Dwelling Units	4	0
Exterior	Brick/Stone	Brick/Stone
Stories & Height	2 STORY @ 10'	1 STORY @ 10'
Heating/Cooling	HVAC	HVAC
Built	2002	2002
Remodeled	0	0
Base Cost/Sqft	58.58	58.58
Heat-Cool/Sqft	+ 17.82	17.82
Total	76.40	76.40
Size Factor	X 0.963	1.093
Adjusted Cost/Sqft	73.57	83.51
Total Square Feet	X 9,892	1,339
Replacement Cost	727,754	111,820
Condition	Good	Good
% Good Physical	X .98	.98
Functional	X 1.00	1.00
Subtotal	713,199	109,584
Economic Factor	X 1.00	Total Value 822,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
BSMT OFFICE.....	2002	2970	A 100	230,675	Good	98%	100%	100%	226,062
SPRINKER/100SF..	2002	172	B 100	30,822	Good	98%	100%	100%	30,206
ELEVATOR STOPS #	2002	3	B 100	26,880	Good	98%	100%	100%	26,342
ELEV.2500LBS/FPM	2002	48	B 100	39,010	Good	98%	100%	100%	38,230
SINGLE LIGHT....	2002	6	A 100	13,440	Good	98%	100%	100%	13,171
Frame Shed	2005	96	B 100	860	Avg.	97%	100%	100%	834
11,231 SF	Outbuilding Total								334,845

Acpt Land 94,100 **Accepted Bldg** 1,157,600 **Total** 1,251,700

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT A Prev. 6A-5

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.75	Acres-Homesite (Fract)	75,000.00	64,952	95%	Vacancy	61,704	
0.40	Acres-Rear Land 1-10	4,000.00	1,600	100%		1,600	
Total Acres 1.15					Land Total	63,304	
Acpt Land		63,300	Accepted Bldg		0	Total	63,300

Oakland
 Name: NORTHERN N.E.TELEPHONE OPERATIONS,

Valuation Report

07/15/2016

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Account: 4156 Card: 1 of 1

Map/Lot:
 Location:

006-105-A
 59 FIRST PARK DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 Prev. 6A-5A

Reference 2

Tran/Land/Bldg 3 2 2

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld
.....	2003								25,000
----- S O U N D V A L U E -----									
Outbuilding Total									25,000
Acpt Land			0	Accepted Bldg		25,000	Total		25,000

Valuation Report

Map/Lot:

006-106-01

Account: 4185 Card: 1 of 1

Location:

15 EVERGREEN DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/26/2004
 Sale Price 37,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7878P045
 Reference 2 BE001P6&10 Prev. 6B-1-01
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.21	Acres-Rear Land 1-10	4,000.00	840	100%		840
0.09	Acres-Wasteland	50.00	5	100%	Fract. Sha	5
Total Acres 1.30			Land Total			75,845

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
MEDICAL OFF...	2004	2544	B 110	325,958	Avq.	97%	100%	100%	316,179	
SINGLE LIGHT....	2004	2	B 110	3,942	Avq.	97%	100%	100%	3,824	
Outbuilding Total									320,003	
Accpt Land		75,800	Accepted Bldg		320,000	Total		395,800		

Oakland
 Name: MAYBERRY, DAVID

Valuation Report

07/15/2016

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Map/Lot:

006-106-02

Account: 4186 Card: 1 of 1

Location:

11 EVERGREEN DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/17/2007
 Sale Price 77,684
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9542P280
 Reference 2 Prev. 6B-1-02
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.25	Acres-Rear Land 1-10	4,000.00	1,000	100%		1,000
0.09	Acres-Wasteland	50.00	5	100%	Fract. Sha	5
Total Acres 1.34					Land Total	76,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
MEDICAL OFF...	2008	3400	B 110	435,635	Avq.	97%	100%	100%	422,566
Outbuilding Total									422,566

Acpt Land 76,000 **Accepted Bldg** 422,600 **Total** 498,600

Oakland
 Name: MAYBERRY, DAVID E.

Valuation Report

07/15/2016

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Map/Lot:

006-106-03

Account: 4187 Card: 1 of 1

Location:

10 EVERGREEN DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/27/2004
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8142P164
 Reference 2 Prev. 6B-1-03
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.29	Acres-Homesite (Fract)	75,000.00	40,389	100%		40,389	
0.09	Acres-Wasteland	50.00	5	100%	Fract. Sha	5	
Total Acres 0.38						Land Total	40,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MEDICAL OFF...	2005	2000	B 110	256,256	Avq.	97%	100%	100%	248,568
Open Frame Porch	2005	60	B 110	1,380	Avq.	97%	100%	100%	1,339
SINGLE LIGHT....	2005	2	B 110	3,942	Avq.	97%	100%	100%	3,824
BSMT UNFINISHED.	2005	2016	B 110	35,734	Avq.	97%	100%	100%	34,662
Outbuilding Total									288,393

Acpt Land

40,400

Accepted Bldg

288,400

Total

328,800

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/06/2003
 Sale Price 41,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B7709P248
 Reference 2 BE2001P6&10 Prev. 6B-1-04
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.00	Acres-Frontage 1	12,000.00	12,000	100%	Excess Frt	12,000
0.17	Acres-Rear Land 1-10	4,000.00	680	100%		680
0.09	Acres-Wasteland	50.00	5	100%	Fract. Sha	5
Total Acres 2.26			Land Total			87,685

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MEDICAL OFF...	2004	3279	A 100	477,422	Avq.	97%	100%	100%	463,099
Open Frame Porch	2004	85	A 100	2,128	Avq.	97%	100%	100%	2,064
SINGLE LIGHT....	2004	2	A 100	4,480	Avq.	97%	100%	100%	4,346
						Outbuilding Total			469,509

Acpt Land 87,700 **Accepted Bldg** 469,500 **Total** 557,200

Oakland
 Name: MAYBERRY, DAVID

Valuation Report

07/15/2016

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Map/Lot:

006-106-05

Account: 4189 Card: 1 of 1

Location: 2 EVERGREEN DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/15/2005
 Sale Price 45,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8601P091
 Reference 2 Prev. 6B-1-05
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.67	Acres-Homesite (Fract)	75,000.00	61,390	100%		61,390	
0.09	Acres-Wasteland	50.00	5	100%	Fract. Sha	5	
Total Acres 0.76						Land Total	61,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE MASONRY..	2005	4000	B 110	421,837	Avq.	97%	100%	100%	409,182
Open Frame Porch	2005	78	B 110	1,735	Avq.	97%	100%	100%	1,683
SINGLE LIGHT....	2006	2	B 110	3,942	Avq.	97%	100%	100%	3,824
Outbuilding Total									414,689

Accpt Land 61,400 **Accepted Bldg** 414,700 **Total** 476,100

Oakland
 Name: BEAN, L.L. INC.

Valuation Report

07/15/2016

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Map/Lot: 006-107

Account: 4061 Card: 1 of 1

Location: 36 TECHNOLOGY AVENUE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B8307P082
 Reference 2 LOT 2 Prev. 6B-2
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Sale Data	
Sale Date	02/04/2005
Sale Price	296,882
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250
1.00	Acres-Frontage 1	12,000.00	12,000	100%		12,000
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000
1.80	Acres-Rear Land 11-20	2,000.00	3,600	100%		3,600
Total Acres 13.80					Land Total	126,850

Acpt Land	126,900	Accepted Bldg	0	Total	126,900
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Oakland
 Name: BEAN, L.L. INC.

Valuation Report

07/15/2016

Page 684

Map/Lot: 006-108

Account: 4062 Card: 1 of 1

Location: TECHNOLOGY AVENUE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 02/04/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8307P082
 Reference 2 LOT 3 Prev. 6B-3
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250
1.00	Acres-Frontage 1	12,000.00	12,000	100%		12,000
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000
2.10	Acres-Rear Land 11-20	2,000.00	4,200	100%		4,200
Total Acres 14.10					Land Total	127,450

Commercial Description

Occupancy Type	Office.....			
Class & Quality	Masonry.....Good			
# Dwelling Units	0			
Exterior	Concrete			
Stories & Height	1 STORY @ 10'			
Heating/Cooling	HVAC			
Built	2004			
Remodeled	0			
Base Cost/Sqft		64.44		
Heat-Cool/Sqft	+	17.52		
Total		81.96		
Size Factor	X	0.866		
Adjusted Cost/Sqft		70.98		
Total Square Feet	X	50,000		
Replacement Cost		3,549,000		
Condition	Average			
% Good Physical	X	.97		
Functional	X	0.00		
Subtotal		0		
Economic Factor	X	0.00	Total Value	0
Acpt Land		127,500	Accepted Bldg	0
			Total	127,500

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT 4 Prev. 6B-4

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		12,000	
8.40	Acres-Rear Land 1-10	4,000.00	33,600	100%		33,600	
Total Acres 10.40					Land Total	116,850	
Acpt Land		116,900	Accepted Bldg		0	Total	116,900

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT 5 prev. 6B-5

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250	
2.00	Acres-Frontage 1	12,000.00	24,000	100%		24,000	
8.70	Acres-Rear Land 1-10	4,000.00	34,800	100%		34,800	
Total Acres 11.70					Land Total	130,050	
Accpt Land		130,100	Accepted Bldg		0	Total	
						130,100	

Account: 4065 Card: 1 of 1

Map/Lot: 006-111
 Location: EZHAYA DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 BE2001P6&10
 Reference 2 LOT 6 prev. 6B-6
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	24,000	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	2,000.00	4,200	50%	Access	6,000	
5.10	Acres-Rear Land 1-10	4,000.00	20,400	100%		20,400	
Total Acres 7.10					Land Total	62,025	
Acpt Land		62,000	Accepted Bldg		0	Total	62,000

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT 7 Prev. 6B-7

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	24,000	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	50%	Access	6,000	
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000	
1.00	Acres-Rear Land 11-20	2,000.00	2,000	100%		2,000	
Total Acres 13.00					Land Total	83,625	
Acpt Land		83,600	Accepted Bldg		0	Total	83,600

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 BE2001P6&10
 Reference 2 LOT 13 Prev. 6B-13
 Tran/Land/Bldg 1 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	24,000	75%	Access	53,438	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	4,000.00	40,000	75%	Access	9,000	
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000	
1.60	Acres-Rear Land 11-20	2,000.00	3,200	100%		3,200	
Total Acres 13.60					Land Total	105,638	
Accpt Land		105,600	Accepted Bldg		0	Total	105,600

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/22/2015
 Sale Price 6,743,633
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12049P102
 Reference 2 LOT 16 Prev. 6B-16
 Tran/Land/Bldg 3 2 19
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	75,000.00	150,000	100%		150,000
1.00	Acres-Frontage 1	12,000.00	12,000	100%		12,000
3.80	Acres-Rear Land 1-10	4,000.00	15,200	100%		15,200
Total Acres 6.80						Land Total 177,200

Commercial Description

Occupancy Type	Medical Office..
Class & Quality	Steel Frame.Exc.
# Dwelling Units	0
Exterior	Brick/Stone
Stories & Height	1 STORY @ 12'
Heating/Cooling	HVAC
Built	2005
Remodeled	0
Base Cost/Sqft	153.42
Heat-Cool/Sqft	+ 23.02
Total	176.44
Size Factor	X 0.922
Adjusted Cost/Sqft	162.68
Total Square Feet	X 20,330
Replacement Cost	3,307,284
Condition	Excellent
% Good Physical	X .99
Functional	X 1.00
Subtotal	3,274,211
Economic Factor	X 1.00
Total Value	3,274,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SINGLE LIGHT....	2008	24	A 100	53.760	Avg.	97%	100%	100%	52.147
DOUBLE LIGHT....	2008	3	A 100	10.080	Avg.	97%	100%	100%	9.778
SPRINKLERS/00...	2008	201	A 100	68.312	Avg.	97%	100%	100%	66.263
1SFr Overhand	2005	80	A 100	6.630	Avg.	97%	100%	100%	6.431
20,410 SF	Outbuilding Total								134,619

Acpt Land 177,200 **Accepted Bldg** 3,408,800 **Total** 3,586,000

Oakland
 Name: C.V. DIAGNOSTICS, INC.

Valuation Report

07/15/2016

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Map/Lot:

006-115

Account: 4074 Card: 1 of 1

Location:

FIRST PARK DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 05/09/2013
 Sale Price 96,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B11381P113
 Reference 2 LOT 15 Prev. 6B-15 S.D. LOT 15A
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250
2.19	Acres-Frontage 1	12,000.00	26,280	100%		26,280
3.09	Acres-Rear Land 1-10	4,000.00	12,360	100%		12,360
0.00	Acres-Rear Land 11-20	4,000.00	40,000	100%		0
Total Acres 6.28					Land Total	109,890

Acpt Land 109,900 **Accepted Bldg** 0 **Total** 109,900

Oakland
 Name: KENNEBEC REGIONAL DEVELOPMENT

Valuation Report

07/15/2016

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Account: 4625 Card: 1 of 1

Map/Lot:
 Location:

006-115-1
 CLAIRMONT AVENUE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 BE2001P6&10
 Reference 2 S.D. LOT 15B PREV. 6B-15
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250	
2.83	Acres-Frontage 1	12,000.00	33,960	100%		33,960	
1.45	Acres-Rear Land 1-10	4,000.00	5,800	100%		5,800	
Total Acres 5.28					Land Total	111,010	
Accpt Land		111,000	Accepted Bldg		0	Total	111,000

Neighborhood 17 WASHINGTON STREE

Zoning/Use NEIGHBORHOOD COM
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1174P165

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) 49 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	30,000.00	60,000	100%		60,000
5.00	Acres-Frontage 1	5,000.00	25,000	63%	Excess Frt	15,750
10.00	Acres-Rear Land 1-10	1,000.00	10,000	100%		10,000
8.00	Acres-Rear Land 11-20	300.00	2,400	100%		2,400
Total Acres 25.00			Land Total			88,150

Commercial Description

Occupancy Type	Stor.Warehouse..	Stor.Warehouse..	
Class & Quality	Rigid Frame.Exc.	Rigid Frame.Exc.	
# Dwelling Units	1	1	
Exterior	Steel	Steel	
Stories & Height	1 STORY @ 30'	1 STORY @ 30'	
Heating/Cooling	HVAC	NONE	
Built	2012	2012	
Remodeled	0	0	
Base Cost/Sqft		38.42	38.42
Heat-Cool/Sqft	+	17.38	0.00
Total		55.80	38.42
Size Factor	X	1.610	1.455
Adjusted Cost/Sqft		89.84	55.90
Total Square Feet	X	10,000	15,000
Replacement Cost		898,400	838,500
Condition	Good	Good	
% Good Physical	X	.98	.98
Functional	X	1.00	1.00
Subtotal		880,432	821,730
Economic Factor	X 1.20	Total Value	2,042,594

Acpt Land	88,200	Accepted Bldg	2,042,600	Total	2,130,800
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Valuation Report

Account: 1201 Card: 1 of 1

Location: 170 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/10/2003
 Sale Price: 81,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7682P296
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	30,000.00	27,982	100%		27,982
Total Acres 0.87						27,982

Dwelling Description

Replacement Cost New

Conventional	One Story	1,204 Sqft	Grade C 90	Base	79,931
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,551
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,670
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	0	TYPICAL	TYPICAL	Average	Typical	78,050			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		65%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1935	731	D 100	8,187	Avg.	65%	100%	95%	5,056
Frame Shed	1970	88	D 100	493	Avq-	77%	100%	95%	361
1,204 SFLA						Outbuilding Total		5,417	
Acpt Land		28,000		Accepted Bldg		53,600		Total	81,600

Oakland
 Name: COYNE, DENISE E.

Valuation Report

07/15/2016

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Map/Lot: 007-003

Account: 1536 Card: 1 of 1

Location: 162 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/1995
 Sale Price: 62,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B5023P194
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	30,000.00	19,672 100%		19,672
Total Acres 0.43				Land Total	19,672

Dwelling Description

Replacement Cost New

Cape Cod	One Story	811 Sqft	Grade C 100	Base	69,278
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,998
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	7,427
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	0	TYPICAL	TYPICAL	Above Average	Typical	78,703			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	70%	100%	95%	52,337				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1935	216	C 100	11,189	Avq+	70%	100%	95%	7,440
Wood Deck	1935	208	C 100	1,747	Avq+	70%	100%	95%	1,162
Frame Garage	1950	357	D 100	3,998	Fair	55%	100%	95%	2,089
1,027 SFLA									10,691

Acpt Land 19,700 **Accepted Bldg** 63,000 **Total** 82,700

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Map/Lot:

007-004

Account: 2577 Card: 1 of 1

Location:

WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B904 P477
 Reference 2
 Tran/Land/Bldg 1 3 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	5,000.00	25,000	50%	Size/Shape	12,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Size/Shape	10,000
3.24	Acres-Rear Land 11-20	600.00	1,944	100%		1,944
Total Acres 14.24					Land Total	23,944

Accpt Land 23,900 **Accepted Bldg** 0 **Total** 23,900

Oakland
Name: COLBY COLLEGE

Valuation Report

07/15/2016

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Map/Lot:

007-005

Account: 2634 Card: 1 of 1

Location:

WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 3.60					Land Total	29,200

Acpt Land	29,200	Accepted Bldg	0	Total	29,200
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Valuation Report

Account: 2436 Card: 1 of 1

Location: 132 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/01/1997
Sale Price: 44,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B5339P025
Reference 2: B8873P065
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	30,000.00	21,424	100%		21,424
Total Acres 0.51						21,424

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	759 Sqft	Grade D 110	Base	75,589
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-6,078
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,468
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	TYPICAL	TYPICAL	Above Average	Typical	71,979
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				70%	97%	95%
						46,430

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1938	138	D 110	3,524	Avq+	70%	100%	95%	2,344
Encl Frame Porch	1938	50	D 110	1,355	Avq+	70%	100%	95%	901
Frame Garage	2004	864	B 100	15,483	Avq.	97%	100%	95%	14,268
Wood Deck	2003	140	B 100	1,505	Avq.	97%	100%	95%	1,387
Frame Shed	1938			----- S O U N D V A L U E -----				3,000	
1,138 SFLA								Outbuilding Total	21,900

Acpt Land 21,400 **Accepted Bldg** 68,300 **Total** 89,700

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9866P165
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 09/24/2008
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	30,000.00	27,495	100%		27,495
Total Acres 0.84						27,495

Dwelling Description

Replacement Cost New

Conventional	Two Story	840 Sqft	Grade C 100	Base	106,596
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,140
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,352
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Above Average	Typical	106,536			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		70%	100%	95%			
Value(Rcnld)									
						70,846			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	224	C 100	6,412	Avq+	70%	100%	95%	4,264
Wood Deck	1940	200	C 100	1,680	Avq+	70%	100%	95%	1,117
Frame Garage	1960	961	C 100	13,454	Avq.	74%	100%	95%	9,458
Frame Shed	1970			----- S O U N D V A L U E -----					200
Frame Garage	1996	960	C 100	13,440	Avq.	95%	100%	95%	12,130
1,680 SFLA									27,169
Acpt Land				27,500	Accepted Bldg		98,000	Total	125,500

Oakland
 Name: COUILLARD, PETER R.

Valuation Report

07/15/2016

Page 700

Map/Lot: 007-008

Account: 2990 Card: 1 of 1

Location: 122 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3077P37
 Reference 2: B12037P64
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	30,000.00	23,431	100%		23,431
Total Acres 0.61						23,431

Dwelling Description

Replacement Cost New

Conventional	One Story	1,180 Sqft	Grade C 100	Base	92,008
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	92,008
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				68%	100%	95%
						59,437

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1950	24	C 100	476	Avq.	68%	100%	95%	308
Open Frame Porch	1950	130	C 100	1,960	Avq.	68%	100%	95%	1,266
Encl Frame Porch	1950	104	C 100	3,052	Avq.	68%	100%	95%	1,971
Frame Garage	1998	760	C 100	10,640	Avq.	96%	100%	95%	9,703
Frame Shed	1950	120	C 100	840	Avq.	68%	100%	95%	542
Frame Shed	1950	55	C 100	385	Avq.	68%	100%	95%	249
1,180 SFLA									
Outbuilding Total									14,039

Acpt Land	23,400	Accepted Bldg	73,500	Total	96,900
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Valuation Report

Account: 2972 Card: 1 of 1

Location: 112 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/07/2008
 Sale Price 59,947
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9702P133
 Reference 2 FRED'S VENDING COMPANY, INC.
 Tran/Land/Bldg 1 2 43
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
0.59	Acres-Rear Land 1-10	1,000.00	590	100%		590
Total Acres 1.59			Land Total			43,016

Commercial Description

Occupancy Type	Stor.Warehouse..	Stor.Warehouse..
Class & Quality	Rigid Frame.Low	Rigid Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 11'	1 STORY @ 14'
Heating/Cooling	Forced Warm Air	Forced Warm Air
Built	1974	0
Remodeled	0	2005
Base Cost/Sqft	12.28	17.89
Heat-Cool/Sqft	+ 3.39	3.39
Total	15.67	21.28
Size Factor	X 1.017	1.037
Adjusted Cost/Sqft	15.94	22.07
Total Square Feet	X 3,825	3,500
Replacement Cost	60,970	77,245
Condition	Average	Above Average
% Good Physical	X .74	.70
Functional	X 1.00	1.00
Subtotal	45,118	54,071
Economic Factor	X 1.00	Total Value 99,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1960	660	C 100	27.720	Ava.	74%	100%	100%	20,513
GARAGE FRAME ..	1984	336	C 100	14.112	Ava.	88%	100%	100%	12,419
GARAGE FRAME ..	1996	960	C 100	40.320	Ava.	95%	100%	100%	38,304
WAREHOUSE WD....	1997	1440	C 100	36.610	Ava.	96%	100%	100%	35,146
7,325 SF	Outbuilding Total								106,382

Acpt Land 43,000 **Accepted Bldg** 205,600 **Total** 248,600

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/17/2013
Sale Price: 225,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B11419P230
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
2.49	Acres-Rear Land 1-10	3,000.00	7,470	100%		7,470
Total Acres 3.49			Land Total			52,470

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,286 Sqft	Grade B 100	Base	167,246
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,084
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	GOOD	GOOD	Average	Typical	181,394			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		91%	80% 100%	132,055			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1988	610	B 100	48,097	Avq.	91%	80%	100%	35,014
ONE STORY FRAME	1988	110	B 100	7,294	Avq.	91%	80%	100%	5,310
1.50 ST GARAGE..	1988	780	B 100	18,171	Avq.	91%	85%	100%	14,056
Open Frame Porch	1988	180	B 100	3,405	Avq.	91%	85%	100%	2,634
Open Frame Porch	1988	192	B 100	3,620	Avq.	91%	85%	100%	2,800
BSMT ENTRY.....	1988	30	B 100	0	Avq.	91%	85%	100%	0
2,649 SFLA						Outbuilding Total			59,814
Accpt Land		52,500		Accepted Bldg		191,900		Total	244,400

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5663P058
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.01	Acres-Rear Land 1-10	3,000.00	30	100%		30
Total Acres 1.01			Land Total			45,030

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade B 100	Base	142,504
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,254
Rooms	7	HEARTH S	ONE HEARTH	HEARTH S	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	152,059
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	99% 100%	136,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	204	B 100	16,085	Avq.	91%	99%	100%	14,491
Open Frame Porch	1989	48	B 100	1,039	Avq.	91%	100%	100%	945
Frame Garage	1989	624	B 100	11,182	Avq.	91%	100%	100%	10,176
Open Frame Porch	1991	144	C 100	2,156	Avq.	92%	100%	100%	1,984
Frame Shed	1998	120	C 100	840	Avq.	96%	100%	100%	806
Encl Frame Porch	2003	288	B 110	11,551	Avq+	97%	100%	100%	11,204
1,870 SFLA									39,606

Acpt Land	45,000	Accepted Bldg	176,600	Total	221,600
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Valuation Report

Account: 3178 Card: 1 of 1

Location: 57 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/16/2002
 Sale Price: 235,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7069P311
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.20	Acres-Rear Land 1-10	3,000.00	3,600	100%		3,600
Total Acres 2.20			Land Total			48,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 2 OTHER Units-0	1,120 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	169,559 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,065
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	11,827
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	188,451
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	85% 100%	150,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1994	336	B 100	33,417	Avq.	94%	85%	100%	26,700
Frame Garage	1994	672	B 100	12,043	Avq.	94%	100%	100%	11,320
Swimming Pool	1998	800	C 100	7,000	Avq.	96%	100%	100%	6,720
Open Frame Porch	1998	144	C 100	2,156	Avq.	96%	100%	100%	2,070
Wood Deck	1998	320	C 100	2,688	Avq.	96%	100%	100%	2,580
Wood Deck	1999	80	C 100	672	Avq.	97%	100%	100%	652
Frame Garage	2005								300
2,912 SFLA									50,342

Acpt Land 48,600 **Accepted Bldg** 200,900 **Total** 249,500

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/23/2016
Sale Price 288,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12231P261
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.56	Acres-Rear Land 1-10	3,000.00	1,680	100%		1,680
Total Acres 1.56			Land Total			46,680

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,176 Sqft	Grade B 100	Base	164,437
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	3,319
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	174,207
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	95% 100%	155,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1993	200	B 100	17,240	Avq.	94%	95%	100%	15,396
1.50 ST GARAGE..	1993	672	B 100	15,655	Avq.	94%	100%	100%	14,716
Open Frame Porch	1993	37	B 100	843	Avq.	94%	100%	100%	792
Open Frame Porch	2008	336	B 100	6,201	Avq.	97%	100%	100%	6,015
Swimming Pool	1999	800	B 100	8,960	Avq.	97%	100%	100%	8,691
Patio	1999	360	B 100	1,291	Avq.	97%	100%	100%	1,252
Encl Frame Porch	2000	168	B 100	6,201	Avq.	97%	100%	100%	6,015
Wood Deck	2000	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Patio	2000	184	B 100	659	Avq.	97%	100%	100%	639
2,358 SFLA									
Outbuilding Total									55,519

Acpt Land	46,700	Accepted Bldg	211,100	Total	257,800
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Valuation Report

Account: 3311 Card: 1 of 1

Location: 69 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/1993
 Sale Price: 26,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Renovations

Reference 1: B4416P220
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
2.83	Acres-Rear Land 1-10	3,000.00	8,490	100%		8,490
Total Acres 3.83			Land Total			53,490

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 2 OTHER Units-0	1,008 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	156,313 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,358
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,677
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1993	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total
						175,036
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	87%	100%	143,144	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1993	192	B 100	20,231	Avq.	94%	87%	100%	16,545
3/4S AD/GAR.....	1993	624	B 100	41,094	Avq.	94%	100%	100%	38,628
Open Frame Porch	1993	144	B 100	2,759	Avq.	94%	100%	100%	2,593
Wood Deck	1998	176	B 100	1,893	Avq.	96%	100%	100%	1,817
Wood Deck	1998	24	C 100	202	Avq.	96%	100%	100%	194
Frame Shed	2003	96	B 100	860	Avq.	97%	100%	100%	834
2,352 SFLA									60,611

Accpt Land 53,500 **Accepted Bldg** 203,800 **Total** 257,300

Valuation Report

Account: 3312 Card: 1 of 1

Location: 94 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/18/2009
 Sale Price: 300,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10304P128
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
2.18	Acres-Rear Land 1-10	3,000.00	6,540	100%		6,540
Total Acres 3.18					Land Total	51,540

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	1,260 Sqft Masonry Trim Roof Cover	Grade B 100 None Sheet Metal	Base Trim Roof	164,528 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	630 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,528
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,961
Rooms	7	HEARTH	TWO HEARTH	HEARTH	2,150
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	185,306
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	96%	97%	100%	172,557	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1997	210	B 100	13,924	Avq.	96%	97%	100%	12,966
Frame Garage	1997	330	B 100	5,914	Avq.	96%	100%	100%	5,677
Encl Frame Porch	1997	30	B 100	1,254	Avq.	96%	100%	100%	1,204
Open Frame Porch	1997	180	B 100	3,405	Avq.	96%	100%	100%	3,269
1.50 ST GARAGE..	1997	576	B 100	13,419	Avq.	96%	100%	100%	12,882
Wood Deck	1998	144	C 100	1,210	Avq.	96%	100%	100%	1,162
Encl Frame Porch	2000	180	B 100	6,630	Avq.	96%	100%	100%	6,365
2,100 SFLA									
Outbuilding Total									43,525

Acpt Land 51,500 **Accepted Bldg** 216,100 **Total** 267,600

Valuation Report

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/18/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10566P286+290
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
4.01	Acres-Rear Land 1-10	3,000.00	12,030	100%		12,030
Total Acres 5.01					Land Total	57,030

Dwelling Description

Replacement Cost New

Ranch	One Story	1,560 Sqft	Grade B 100	Base	147,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,920
Rooms	4	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,398
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	159,426
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	99%	100%	149,940	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	168	B 100	11,138	Avq.	95%	99%	100%	10,475
Open Frame Porch	1996	48	B 100	1,039	Avq.	95%	100%	100%	987
Frame Garage	1996	864	B 100	15,483	Avq.	95%	100%	100%	14,709
Wood Deck	1998	288	D 100	1,935	Avq.	96%	100%	100%	1,858
1,728 SFLA									28,029

Acpt Land 57,000 **Accepted Bldg** 178,000 **Total** 235,000

Oakland
Name: LEE, CAROL R.

Valuation Report

07/15/2016

Page 709

Map/Lot:

007-011-08

Account: 2714 Card: 1 of 1

Location: 78 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/01/1996
Sale Price: 170,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Split/Assemblage

Reference 1: B10720P300
Reference 2: B12219P282 JT
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.82	Acres-Rear Land 1-10	3,000.00	2,460	100%		2,460
Total Acres 1.82						47,460

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	1,080 Sqft	Grade B 100	Base	142,851
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,935
Fin. Basement Area	1080 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,354
Heating	100% Hot Water C	Cooling	0% None	Heat	3,629
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	GOOD	Above Average	Typical	171,425
Functional Obsolescence						Value(Rcnld)
None						152,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	480	B 100	5,160	Avq.	97%	100%	100%	5,005
1.50 ST GARAGE..	1985	960	B 100	22,364	Avq+	90%	100%	100%	20,128
ONE STORY FRAME	1985	96	B 100	6,366	Avq+	90%	99%	100%	5,672
Open Frame Porch	1985	24	B 100	609	Avq+	90%	100%	100%	548
Wood Deck	1985	100	B 100	1,075	Avq+	90%	100%	100%	968
Wood Deck	1985	88	B 100	946	Avq+	90%	100%	100%	851
Jacuzzi #	1985	1	B 100	4,480	Avq+	90%	100%	100%	4,032
Patio	1985	180	B 100	645	Avq+	90%	100%	100%	581
Frame Shed	1985	100	D 100	560	Avq.	89%	100%	100%	498
1,716 SFLA									
Outbuilding Total									38,283

Acpt Land 47,500 **Accepted Bldg** 191,000 **Total** 238,500

Valuation Report

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/1994
 Sale Price: 26,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B4765P086
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	45,000.00	43,861 100%		43,861
Total Acres 0.95				Land Total	43,861

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	944 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	148,743 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,955
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	157,924
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	97% 100%	145,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1995	45	B 100	2,983	Avq.	95%	97%	100%	2,749
1 Story/BASEMENT	1995	128	B 100	10,093	Avq.	95%	97%	100%	9,300
1.50 ST GARAGE..	1995	696	B 100	16,213	Avq.	95%	100%	100%	15,402
1 Story/BASEMENT	1995	112	B 100	8,831	Avq.	95%	97%	100%	8,137
Frame Bay Window	1995	7	B 100	465	Avq.	95%	97%	100%	429
Wood Deck	1998	490	C 100	4,116	Avq.	96%	100%	100%	3,951
Open Frame Porch	1995	32	B 100	753	Avq.	95%	100%	100%	715
2,180 SFLA									40,683

Acpt Land 43,900 **Accepted Bldg** 186,200 **Total** 230,100

Valuation Report

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/1995
 Sale Price 28,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B4836P031

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.08	Acres-Rear Land 1-10	3,000.00	240	100%		240
Total Acres 1.08			Land Total			45,240

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	918 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	145,668 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,791
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	8,602
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	162,749
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	96%	100%	149,989	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1997	204	B 100	21,496	Avq.	96%	96%	100%	19,811
Open Frame Porch	1997	60	B 100	1,254	Avq.	96%	100%	100%	1,204
1.50 ST GARAGE..	1997	576	B 100	13,419	Avq.	96%	100%	100%	12,882
Wood Deck	1998	238	C 100	1,999	Avq.	96%	100%	100%	1,919
2,193 SFLA									35,816
Outbuilding Total									35,816

Acpt Land 45,200 **Accepted Bldg** 185,800 **Total** 231,000

Oakland
 Name: DAVIS, WILLIAM S.

Valuation Report

07/15/2016

Page 712

Map/Lot: 007-011-11

Account: 3447 Card: 1 of 1

Location: 85 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1994
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B4766P166

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.24	Acres-Rear Land 1-10	3,000.00	3,720	100%		3,720
Total Acres 2.24			Land Total			48,720

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,204 Sqft	Grade B 100	Base	155,561
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,696
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	GOOD	GOOD	Average	Typical	166,095			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	95%	84%	100%	132,544				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1995	676	B 100	15,749	Avq.	95%	85%	100%	12,718
Open Frame Porch	1995	140	B 100	2,688	Avq.	95%	85%	100%	2,171
Wood Deck	1995	120	B 100	1,291	Avq.	95%	85%	100%	1,042
Frame Shed	1998	160	C 100	1,120	Avq.	96%	100%	100%	1,075
Frame Garage	2015	320	B 110	6,308	Avq.	97%	100%	100%	6,119
1,806 SFLA									23,125
Acpt Land									48,700
Accepted Bldg									155,700
Total									204,400

Oakland
 Name: DOUGLAS, JAMES W.

Valuation Report

07/15/2016

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Map/Lot:

007-011-12

Account: 3448 Card: 1 of 1

Location: MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/01/1999
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6016P077

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.34	Acres-Rear Land 1-10	3,000.00	1,020	100%		1,020
Total Acres 1.34					Land Total	37,020

Acpt Land	37,000	Accepted Bldg	0	Total	37,000
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Oakland
 Name: ANDRE, MARK

Valuation Report

07/15/2016

Page 714

Map/Lot:

007-011-13

Account: 3727 Card: 1 of 1

Location: 72 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/02/2003
 Sale Price 202,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7611P023
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.06	Acres-Frontage 1	7,500.00	450	100%		450
Total Acres 1.06			Land Total			45,450

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,008 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	171,944 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,994
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	GOOD	GOOD	Average	Typical	191,357			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)				
None	None	96%	94%	100%	172,681				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
TWO STORY FRAME	1997	264	B 110	28,882	Avq.	96%	94%	100%	26,063
1/2S AD/GAR.....	1997	676	B 110	36,644	Avq.	96%	75%	100%	26,384
2,544 SFLA									52,447
Outbuilding Total									52,447

Acpt Land 45,500 **Accepted Bldg** 225,100 **Total** 270,600

Oakland
 Name: SIMPSON, REGINALD P.

Valuation Report

07/15/2016

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Map/Lot:

007-011-14

Account: 3726 Card: 1 of 1

Location: 82 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 07/01/2013
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11434P263

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.65	Acres-Rear Land 1-10	3,000.00	1,950	100%		1,950
Total Acres 1.65					Land Total	37,950

Acpt Land 38,000 **Accepted Bldg** 0 **Total** 38,000

Oakland
 Name: DOUGLAS, JAMES W.

Valuation Report

07/15/2016

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Map/Lot:

007-011-15

Account: 3728 Card: 1 of 1

Location:

12 MEADOW DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1997
 Sale Price 32,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5382P288

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.33	Acres-Rear Land 1-10	3,000.00	990	100%		990
Total Acres 1.33			Land Total			45,990

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,512 Sqft	Grade B 110	Base	237,514
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,491
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	257,467
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	92% 100%	229,764

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	520	B 110	10,447	Avq.	97%	100%	100%	10,134
Jacuzzi #	2000	1	B 110	4,928	Avq.	97%	100%	100%	4,780
3/4S AD/GAR.....	2000	728	B 110	52,738	Avq.	97%	100%	100%	51,156
Wood Deck	2011	336	B 100	3,612	Avq.	97%	100%	100%	3,504
3,024 SFLA									69,574
Outbuilding Total									69,574

Acpt Land

46,000

Accepted Bldg

299,300

Total

345,300

Valuation Report

Map/Lot:

007-011-16

Account: 3729 Card: 1 of 1

Location:

22 MEADOW DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	06/15/2007
Sale Price	339,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B9389P156
 Reference 2: B11969P215
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.77	Acres-Rear Land 1-10	3,000.00	2,310	100%		2,310
Total Acres 1.77						47,310

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,360 Sqft	Grade A 95	Base	235,059
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	10,187
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,938
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,192
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	257,376
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	93% 100%	232,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1999	676	A 95	18,701	Avq.	97%	100%	100%	18,140
ONE STORY FRAME	1999	96	A 95	7,559	Avq.	97%	93%	100%	6,819
Encl Frame Porch	2011	192	A 100	8,826	Avq.	97%	100%	100%	8,561
Wood Deck	2011	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Frame Shed	2011	96	B 100	860	Avq.	97%	100%	100%	834
2,816 SFLA									35,606

Acpt Land	47,300	Accepted Bldg	267,800	Total	315,100
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Valuation Report

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/03/2006
 Sale Price 217,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11905P185
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.42	Acres-Rear Land 1-10	3,000.00	1,260	100%		1,260
Total Acres 1.42			Land Total			46,260

Dwelling Description

Replacement Cost New

Split Level	One Story	888 Sqft	Grade B 110	Base	104,221
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	888 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,504
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,081
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	136,042
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	96%	100%	100%	130,600	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1998	672	B 110	49,013	Avq.	96%	100%	100%	47,052
1.50 ST GARAGE..	1998	676	B 110	17,324	Avq.	96%	100%	100%	16,631
Open Frame Porch	1998	144	B 110	3,035	Avq.	96%	100%	100%	2,914
Open Frame Porch	2003	60	B 100	1,254	Avq.	97%	100%	100%	1,216
1,560 SFLA									
Outbuilding Total									67,813

Acpt Land 46,300 **Accepted Bldg** 198,400 **Total** 244,700

Oakland
 Name: THIBERT, STEPHEN A.

Valuation Report

07/15/2016

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Map/Lot:

007-011-18

Account: 3731 Card: 1 of 1

Location:

21 MEADOW DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/19/2003
 Sale Price 229,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7645P311

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.35	Acres-Rear Land 1-10	3,000.00	1,050	100%		1,050
Total Acres 1.35			Land Total			46,050

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,204 Sqft	Grade B 120	Base	215,393
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Warm & Cool	Heat	13,774
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,741
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,226
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Good	Typical	240,134
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		98%	95%	100%
						223,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1998	728	B 120	20,352	Good	98%	100%	100%	19,945
Wood Deck	2000	480	C 100	4,032	Avq.	97%	100%	100%	3,911
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1.50 ST GARAGE..	2007	384	B 100	8,946	Avq.	97%	100%	100%	8,678
2,408 SFLA									35,929
Outbuilding Total									35,929

Acpt Land

46,100

Accepted Bldg

259,500

Total

305,600

Valuation Report

Account: 3915 Card: 1 of 1

Location: 127 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	10/01/2004
Sale Price	292,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B8144P348

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.49	Acres-Rear Land 1-10	3,000.00	1,470	100%		1,470
0.61	Acres-Frontage 1	7,500.00	4,575	100%	Excess Frt	4,575
Total Acres 2.10					Land Total	51,045

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,456 Sqft	Grade A 90	Base	235,461
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0%	Heat	10,332
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,467
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,935
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	257,195			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	92% 100%	229,521			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2002	676	A 90	17,717	Avq.	97%	100%	100%	17,185
Wood Deck	2003	288	C 100	2,419	Avq.	97%	100%	100%	2,346
2,912 SFLA									
Outbuilding Total								19,531	

Acpt Land 51,000 **Accepted Bldg** 249,100 **Total** 300,100

Oakland
 Name: GORMAN, GARY J.

Valuation Report

07/15/2016

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Map/Lot: 007-011-20

Account: 3916 Card: 1 of 1

Location: 145 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/05/2005
 Sale Price 41,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8539P213

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.87	Acres-Rear Land 1-10	3,000.00	2,610	100%		2,610
1.00	# -COMMON AREA	3,000.00	3,000	200%		6,000
Total Acres 1.87						Land Total 53,610

Dwelling Description

Replacement Cost New

Conventional	Two Story	832 Sqft	Grade A 100	Base	169,371
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,560
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,864
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	GOOD	GOOD	Average	Typical	187,203	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	95%	100%	172,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2007	468	A 100	50,425	Avq.	97%	95%	100%	46,466
3/4S AD/GAR.....	2007	780	A 100	64,210	Avq.	97%	100%	100%	62,284
Open Frame Porch	2007	156	A 100	3,718	Avq.	97%	100%	100%	3,606
2,366 SFLA									Outbuilding Total 112,356

Acpt Land 53,600 **Accepted Bldg** 284,900 **Total** 338,500

Oakland
 Name: DENOEU, GUILAIN P.

Valuation Report

07/15/2016

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Map/Lot:

007-011-21

Account: 3917 Card: 1 of 1

Location: 153 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/17/2011
 Sale Price 263,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10758P121
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.51	Acres-Rear Land 1-10	3,000.00	1,530	100%		1,530
Total Acres 1.51			Land Total			46,530

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,512 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	269,902 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,922
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	13,440
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,387
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	302,011			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	92% 100%	269,515			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2005	676	A 100	55,649	Avq.	97%	100%	100%	53,980
Wood Deck	2011	336	B 100	3,612	Avq.	97%	100%	100%	3,504
3,024 SFLA						Outbuilding Total			57,484

Acpt Land 46,500 **Accepted Bldg** 327,000 **Total** 373,500

Oakland
 Name: MURPHY, TERRENCE F.

Valuation Report

07/15/2016

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Map/Lot:

007-011-22

Account: 3918 Card: 1 of 1

Location: 161 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	11/24/2003
Sale Price	29,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7744P016

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000	
0.38	Acres-Rear Land 1-10	3,000.00	1,140	100%		1,140	
1.00	# -COMMON AREA	3,000.00	3,000	200%		6,000	
Total Acres 1.38						Land Total	52,140

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,320 Sqft	Grade A 90	Base	217,365
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,367
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	9,677
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,661
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	239,070
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	93% 100%	215,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	344	A 90	7,137	Avq.	97%	100%	100%	6,923
Patio	2004	100	B 100	358	Avq.	97%	100%	100%	347
Frame Shed	2004	96	B 100	860	Avq.	97%	100%	100%	834
Open Frame Porch	2004	96	A 90	2,136	Avq.	97%	100%	100%	2,072
1 Story/BASEMENT	2004	180	A 90	15,967	Avq.	97%	93%	100%	14,404
1.50 ST GARAGE..	2004	672	A 90	17,612	Avq.	97%	100%	100%	17,084
2,820 SFLA									41,664

Acpt Land	52,100	Accepted Bldg	257,300	Total	309,400
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Oakland
 Name: MAYO, RONALD K.

Valuation Report

07/15/2016

Page 724

Map/Lot:

007-011-23

Account: 3919 Card: 1 of 1

Location: MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Above Street
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7941P151
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	05/07/2004
Sale Price	36,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.59	Acres-Rear Land 1-10	3,000.00	1,770	100%		1,770
Total Acres 1.59					Land Total	37,770

Acpt Land 37,800 **Accepted Bldg** 0 **Total** 37,800

Valuation Report

Account: 3920 Card: 1 of 1

Location: 160 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	07/01/2005
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B8479P350 JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.34	Acres-Rear Land 1-10	3,000.00	1,020	100%		1,020
1.00	# -COMMON AREA	3,000.00	3,000	200%		6,000
Total Acres 1.34						Land Total 52,020

Dwelling Description

Replacement Cost New

Conventional	One Story	1,872 Sqft	Grade A 100	Base	215,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1872 Sqft, Grade A	Basement Gar	None	Fin Bsmt	20,966
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,380
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,752
Attic	1/2 Finished			Attic	23,766
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,097
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2006	0	GOOD	GOOD	Average	Typical	280,377				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
Incomplete		None		97%	94% 100%	255,648				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2006	672	A 100	15,053	Avq.	97%	95%	100%		13,871
Open Frame Porch	2006	696	A 100	15,814	Avq.	97%	95%	100%		14,573
1,872 SFLA										
Outbuilding Total										28,444

Acpt Land 52,000 **Accepted Bldg** 284,100 **Total** 336,100

Oakland
 Name: HELLEN, RONALD J.

Valuation Report

07/15/2016

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Map/Lot:

007-011-25

Account: 4250 Card: 1 of 1

Location: 143 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/29/2013
 Sale Price 280,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11374P227
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 11 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.74	Acres-Rear Land 1-10	3,000.00	2,220	100%		2,220
Total Acres 1.74			Land Total			47,220

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,520 Sqft	Grade A 90	Base	243,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,786
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,677
Attic	Floor & Stairs			Attic	6,129
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,064
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	273,632
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	92%	100%
Value(Rcnld)						244,189

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2005			43,464	Avq.	97%	100%	100%	200
1/2S AD/GAR.....	2005	784	A 90	517	Avq.	97%	100%	100%	42,160
Patio	2006	144	B 100	517	Avq.	97%	100%	100%	501
Patio	2006	144	B 100	517	Avq.	97%	100%	100%	501
Outbuilding Total									43,362

Acpt Land 47,200 **Accepted Bldg** 287,600 **Total** 334,800

Oakland
 Name: CRAIG, GARY A., SR.

Valuation Report

07/15/2016

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Map/Lot:

007-011-25-1

Account: 4513 Card: 1 of 1

Location: 141 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B8448P038

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		0	
1.00	Acres-Homesite (Fract)	3,000.00	2,220	80%	Topography	36,000	
1.05	Acres-Rear Land 1-10	3,000.00	3,150	100%		3,150	
1.00	# -COMMON AREA	3,000.00	3,000	200%		6,000	
Total Acres 2.05						Land Total	45,150

Dwelling Description

Replacement Cost New

Ranch	One Story	1,632 Sqft	Grade B 100	Base	153,410
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,147
Rooms	9	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	Floor & Stairs			Attic	5,849
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	172,470
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	163,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	2007	392	B 100	30,908	Avq.	97%	98%	100%	29,381	
Frame Garage	2007	672	B 100	12,043	Avq.	97%	100%	100%	11,682	
Patio	2007	136	C 100	381	Avq.	97%	100%	100%	370	
Wood Deck	2007	247	B 100	2,656	Avq.	97%	100%	100%	2,576	
Jacuzzi #	2007	1	C 100	3,500	Avq.	97%	100%	100%	3,395	
2,024 SFLA									Outbuilding Total	47,404

Acpt Land 45,200 **Accepted Bldg** 211,400 **Total** 256,600

Valuation Report

Map/Lot:

007-011-26

Account: 4251 Card: 1 of 1

Location: 171 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 01/27/2014
 Sale Price: 279,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B11619P110
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.15	Acres-Frontage 1	7,500.00	1,125	100%	Excess Frt	1,125
1.12	Acres-Rear Land 1-10	3,000.00	3,360	100%		3,360
1.00	# -COMMON AREA	3,000.00	3,000	200%		6,000
Total Acres 2.27						55,485

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,456 Sqft	Grade A 90	Base	235,461
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,332
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,677
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,024
Insulation	Heavy			Insulation	2,935
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	261,429
Functional Obsolescence						Value(Rcnld)
None		None		97%	92%	233,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Frame Garage	2006	784	A 90	15,806	Avq.	97%	100%	100%	15,332
Wood Deck	2006	364	A 90	4,403	Avq.	97%	100%	100%	4,271
Open Frame Porch	2010	104	A 90	2,299	Avq.	97%	100%	100%	2,230
Frame Shed	2015	168	A 90	1,694	Avq.	97%	100%	100%	1,643
Carport/Canopy	2015	84	A 90	762	Avq.	97%	100%	100%	739
2,912 SFLA									24,215

Acpt Land 55,500 **Accepted Bldg** 257,500 **Total** 313,000

Valuation Report

Account: 4252 Card: 1 of 1

Location: 175 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data	
Sale Date	12/20/2007
Sale Price	47,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B9599P083
Reference 2: B9821P172
Tran/Land/Bldg: 2 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.72	Acres-Frontage 1	7,500.00	5,400	100%	Excess Frt	5,400
0.93	Acres-Rear Land 1-10	3,000.00	2,790	100%		2,790
Total Acres 2.65			Land Total			53,190

Dwelling Description				Replacement Cost New		
Garrison	Two Story	1,120 Sqft	Grade A 100	Base		211,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat		13,347
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	2			
Baths	3	Half Baths	0	Plumbing		10,752
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,360
Insulation	Heavy			Insulation		2,509
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	241,917			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	95%	100%	222,927				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	672	A 100	15,053	Avq.	97%	100%	100%	14,601
Open Frame Porch	2008	352	A 100	8,109	Avq.	97%	100%	100%	7,866
Wood Deck	2008	336	A 100	4,516	Avq.	97%	100%	100%	4,381
1 Story/BASEMENT	2008	144	A 100	14,193	Avq.	97%	95%	100%	13,079
2,384 SFLA					Outbuilding Total				39,927

Acpt Land 53,200 **Accepted Bldg** 262,900 **Total** 316,100

Valuation Report

Account: 4253 Card: 1 of 1

Location: 174 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/31/2005
 Sale Price 54,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8677P166

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.35	Acres-Frontage 1	7,500.00	2,625	100%	Excess Frt	2,625
0.87	Acres-Rear Land 1-10	3,000.00	2,610	100%		2,610
1.00	# -COMMON AREA	3,000.00	3,000	300%		9,000
Total Acres 2.22						59,235

Dwelling Description				Replacement Cost New		
Garrison	Two Story	1,008 Sqft	Grade A 100	Base		195,391
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,948
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,720
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		2,258
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
2006	0	GOOD	GOOD	Average	Typical			212,317
Functional Obsolescence	Economic Obsolescence		Phys. %		Func. %	Econ. %	Value(Rcnld)	
None	None		97%		98%	100%	201,829	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2006	676	A 100	19,685	Avq.	97%	100%	100%		19,094
2,016 SFLA										19,094
							Outbuilding Total			19,094

Acpt Land 59,200 **Accepted Bldg** 220,900 **Total** 280,100

Oakland
 Name: GERIA, MICHAEL J.

Valuation Report

07/15/2016

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Map/Lot:

007-011-29

Account: 4254 Card: 1 of 1

Location: MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Above Street
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 01/17/2006
 Sale Price 62,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8768P133

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.81	Acres-Frontage 1	7,500.00	6,075	100%	Excess Frt	6,075
0.21	Acres-Rear Land 1-10	3,000.00	630	100%		630
1.00	# -COMMON AREA	3,000.00	3,000	400%		12,000
Total Acres 2.02					Land Total	54,705

Accpt Land 54,700 **Accepted Bldg** 0 **Total** 54,700

Valuation Report

Account: 4255 Card: 1 of 1

Location: 146 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use: RURAL.....
 Topography: Below Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/2005
 Sale Price: 290,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8671P028

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.57	Acres-Frontage 1	7,500.00	4,275	100%	Excess Frt	4,275
1.00	# -COMMON AREA	3,000.00	3,000	200%		6,000
Total Acres 1.57						55,275

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,120 Sqft	Grade A 100	Base	211,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,831
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,509
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	232,697			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	96%	100%	216,687		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2005	576	A 100	12,902	Avq.	97%	100%	100%	12,515
Patio	2005	40	B 100	143	Avq.	97%	100%	100%	139
2,240 SFLA						Outbuilding Total			12,654

Acpt Land 55,300 **Accepted Bldg** 229,300 **Total** 284,600

Oakland
 Name: CRAIG, GARY A., SR.

Valuation Report

07/15/2016

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Map/Lot:

007-011-31

Account: 4256 Card: 1 of 1

Location: MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Sale Data	
Sale Date	08/25/2010
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Zoning/Use RURAL.....
 Topography Above Street
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B7739P206
 Reference 2 B10512P240
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	7,500.00	4,275	50%	Restrictio	18,000
2.05	Acres-Wasteland	75.00	154	100%		154
Total Acres 3.05					Land Total	18,154
Accpt Land		18,200	Accepted Bldg		0	Total
						18,200

Oakland
 Name: CRAIG, GARY A.

Valuation Report

07/15/2016

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Map/Lot:

007-011-32

Account: 4331 Card: 1 of 1

Location:

MEADOW DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Homesite (Fract)	45,000.00	4,500	80%	Vacancy	0
0.01	Acres-Homesite (Fract)	7,500.00	4,275	50%	Size/Shape	1,800
Total Acres 0.01					Land Total	1,800
Acpt Land		1,800	Accepted Bldg		0	Total
						1,800

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2915P74
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.30	Acres-Rear Land 1-10	2,000.00	6,600	100%		6,600
Total Acres 4.30			Land Total			36,600

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,352 Sqft	Grade C 95	Base	97,473
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-8,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	798
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	90,179
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	100%	100%	65,831	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1970	560	C 100	7,840	Avq.	80%	100%	100%	6,272	
Frame Shed	1970			----- S O U N D V A L U E -----						200
Wood Deck	1980	36	C 95	287	Avq.	73%	100%	100%	210	
1,352 SFLA									6,682	
Outbuilding Total									6,682	

Acpt Land	36,600	Accepted Bldg	72,500	Total	109,100
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Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	08/01/1993
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B8735P326
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	30,000.00	23,622 100%		23,622
Total Acres 0.62				Land Total	23,622

Dwelling Description

Replacement Cost New

Ranch	One Story	828 Sqft	Grade C 100	Base	70,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 1/2 Bmt	Basement	-5,216
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Good	Typical	65,109			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	59,900		
Outbuildings/Additions/Improvements							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2003	414	C 100	5,796	Avq.	97%	95%	100%	5,341
Frame Shed	1988	120	D 100	672	Avq.	91%	100%	100%	612
ONE STORY FRAME	2003	384	B 100	25,460	Avq.	97%	100%	100%	24,696
1,212 SFLA							Outbuilding Total		30,649

Acpt Land 23,600 **Accepted Bldg** 90,500 **Total** 114,100

Oakland
 Name: THOMPSON, MARTHA

Valuation Report

07/15/2016

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Map/Lot: 007-014

Account: 628 Card: 1 of 1

Location: 99 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2132P211
 Reference 2 B11691P259JT
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49			Land Total			30,980

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1978	14X66	A 100	34,133	Avq+	60%	100%	100%	20,480	
ONE STORY FRAME	1978	544	C 100	28,179	Avq.	85%	100%	100%	23,952	
Frame Garage	1980	308	C 100	4,312	Avq.	86%	100%	100%	3,708	
Wood Deck	1978	205	C 100	1,722	Avq.	85%	100%	100%	1,464	
MH SLAB.....	1978	1468	C 100	5,138	Avq.	85%	100%	100%	4,367	
1,468 SFLA							Outbuilding Total			53,971
Acpt Land		31,000		Accepted Bldg		54,000		Total	85,000	

Valuation Report

Map/Lot: 007-015

Account: 2982 Card: 1 of 1

Location: 35 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1994
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4749P153
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.01	Acres-Rear Land 1-10	3,000.00	30	100%		30
Total Acres 1.01			Land Total			45,030

Dwelling Description

Replacement Cost New

Log	One Story	988 Sqft	Grade C 105	Base	84,190
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	73,297
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	89%	100%	100%	65,234	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Frame Garage	1985	576	C 105	8,467	Avq.	89%	100%	100%	7,536
Encl Frame Porch	1985	56	C 105	1,793	Avq.	89%	100%	100%	1,596
Wood Deck	1985	192	C 105	1,694	Avq.	89%	100%	100%	1,508
ONE STORY FRAME	2000	352	C 100	18,234	Avq.	97%	100%	100%	17,687
Encl Frame Porch	2004	240	B 100	8,781	Avq.	97%	100%	100%	8,518
Frame Shed	2014	192	B 100	1,721	Avq.	97%	100%	100%	1,669
1,340 SFLA									38,514

Acpt Land 45,000 **Accepted Bldg** 103,700 **Total** 148,700

Valuation Report

Account: 3134 Card: 1 of 1

Location: 22 MAYFLOWER HEIGHTS DRIVE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1992
 Sale Price 16,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4101P163

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	45,000.00	40,749	100%		40,749
Total Acres 0.82						40,749

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,485 Sqft	Grade B 95	Base	175,146
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,960
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,676
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	1,021
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	163,883			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		93%	77% 100%	117,357			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	171	D 100	2,027	Avq.	97%	100%	100%	1,966
1.75 ST GARAGE..	1995	360	C 100	7,056	Avq.	95%	100%	100%	6,703
Frame Shed	2001	96	B 100	860	Avq.	97%	100%	100%	834
2,228 SFLA									
						Outbuilding Total		9,503	

Acpt Land	40,700	Accepted Bldg	126,900	Total	167,600
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Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/26/2015
 Sale Price 91,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11902P220
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.00	Acres-Frontage 1	7,500.00	7,500	100%	Excess Frt	7,500
1.10	Acres-Rear Land 1-10	3,000.00	3,300	100%		3,300
Total Acres 3.10			Land Total			55,800

Dwelling Description

Replacement Cost New

Ranch	One Story	672 Sqft	Grade D 110	Base	53,429
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-828
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,105
Rooms	3	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Below Average	Typical	50,235
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
SMALL SIZE.....		Location		85%	90%	100%
						Value
						Rcnld
						38,430

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1SFr Overhanq	1982	64	D 110	2,916	Avq-	85%	90%	100%	2,231
Wood Deck	1982	48	D 110	354	Avq-	85%	90%	100%	271
Frame Garage	1982	266	D 100	2,979	Avq-	85%	100%	100%	2,532
Frame Shed	1994	120	D 100	672	Avq.	94%	100%	100%	632
Frame Shed	1993	96	C 100	672	Avq.	94%	100%	100%	632
Frame Shed	1982	272	E 100	952	Avq-	85%	100%	100%	809
Frame Shed	1999	128	E 100	448	Avq.	97%	100%	100%	435
Carport/Canopy	1999	288	E 100	907	Avq.	97%	100%	100%	880
736 SFLA	Outbuilding Total								8,422

Acpt Land 55,800 **Accepted Bldg** 46,900 **Total** 102,700

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/30/2012
Sale Price: 127,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B11116P307
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.74	Acres-Rear Land 1-10	2,000.00	3,480	100%		3,480
Total Acres 2.74			Land Total			33,480

Dwelling Description

Replacement Cost New

Conventional	Two Story	642 Sqft	Grade C 100	Base	90,067
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,247
Rooms	13	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1905	0	TYPICAL	TYPICAL	Average	Typical	92,978			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Overbuilt		None		65%	83% 100%	50,162			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1905	682	C 100	59,675	Avq.	65%	83%	100%	32,195
1 Story/BASEMENT	1905	160	C 100	9,856	Avq.	65%	83%	100%	5,317
Open Frame Porch	1905	224	C 100	3,276	Avq.	65%	90%	100%	1,916
Encl Frame Porch	1905	136	C 100	3,948	Avq.	65%	90%	100%	2,309
Frame Bay Window	1905	30	C 100	1,554	Avq.	65%	83%	100%	838
Frame Garage	1905	360	C 100	5,040	Avq.	85%	100%	100%	4,284
1.75 ST BARN....	1905	2400	C 100	50,400	Avq-	50%	40%	100%	10,080
2,838 SFLA									56,939
Outbuilding Total									56,939

Acpt Land 33,500 **Accepted Bldg** 107,100 **Total** 140,600

Oakland
 Name: BOULWARE, GARY W.

Valuation Report

07/15/2016

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Map/Lot: 007-018

Account: 979 Card: 1 of 1

Location: MEADOW DRIVE (OFF)

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/01/1999
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5931P178
 Reference 2 B5932P177 (ROW)+ B6291P190
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
10.00	Acres-Rear Land 1-10	3,000.00	30,000	100%		30,000
5.00	Acres-Rear Land 11-20	900.00	4,500	100%		4,500
6.00	Acres-Wasteland	75.00	450	100%		450
Total Acres 22.00					Land Total	70,950

Acpt Land 71,000 **Accepted Bldg** 0 **Total** 71,000

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/01/1995
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5041P121

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		0	
1.00	Acres-Homesite (Fract)	3,000.00	30,000	75%	Access	33,750	
10.00	Acres-Rear Land 1-10	3,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 11-20	900.00	9,000	100%		9,000	
16.11	Acres-Wasteland	75.00	1,208	100%	Restrictio	1,208	
Total Acres 37.11						Land Total	73,958

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,368 Sqft	Grade B 100	Base	185,631
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,544
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,550
Rooms	7	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	8,602
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1996	0	GOOD	GOOD	Good	Typical	217,015	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	95%	100%	199,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1996	192	B 100	3,620	Good	97%	100%	100%	3,511	
1.50 ST GARAGE..	1996	780	B 100	18,171	Good	97%	100%	100%	17,626	
Wood Deck	1998	352	C 100	2,957	Avq.	96%	100%	100%	2,839	
Wood Deck	2008	160	B 100	1,721	Avq.	97%	100%	100%	1,669	
Frame Shed	1996			----- S O U N D V A L U E -----						100
Frame Shed	2010	456	B 100	4,085	Avq.	97%	100%	100%	3,962	
Open Frame Porch	2010	30	B 100	717	Avq.	97%	100%	100%	695	
Open Frame Porch	2012	64	B 100	1,326	Avq.	97%	100%	100%	1,286	
2,394 SFLA							Outbuilding Total		31,688	

Acpt Land

74,000

Accepted Bldg

231,700

Total

305,700

Oakland
 Name: WHITE, MICHELLE J.

Valuation Report

07/15/2016

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Map/Lot:

007-018-2

Account: 3704 Card: 1 of 1

Location:

5 APPLETREE LANE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/03/2007
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12006P332
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	45,000.00	37,380 100%		37,380
Total Acres 0.69				Land Total	37,380

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	960 Sqft	Grade B 100	Base	130,551
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,542
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,290
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	136,383			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	85% 100%	112,448			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%	501
Frame Shed	2011	60	C 100	420	Avq.	97%	100%	100%	407
1,440 SFLA									
Outbuilding Total									2,911
Acpt Land		37,400		Accepted Bldg		115,400		Total	152,800

Oakland
 Name: WHITE, MICKEY E.

Valuation Report

07/15/2016

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Map/Lot:

007-018-2-1

Account: 4378 Card: 1 of 1

Location:

APPLETREE LANE

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8219P244
 Reference 2 B9973P017
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	02/02/2009
Sale Price	19,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
2.01	Acres-Rear Land 1-10	3,000.00	6,030	100%		6,030
Total Acres 3.01					Land Total	42,030

Acpt Land	42,000	Accepted Bldg	0	Total	42,000
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Oakland
 Name: MESSALONSKEE STREAM HYDRO LLC

Valuation Report

07/15/2016

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Map/Lot: 007-019

Account: 2576 Card: 1 of 1

Location: MESSALONSKEE STREAM

Neighborhood 18 MAYFLOWER HEIGHT

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 12/18/2003
 Sale Price 37,135
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7779P220

Reference 2

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	3,000.00	30,000	50%	Restrictio	15,000
10.00	Acres-Rear Land 11-20	900.00	9,000	50%	Restrictio	4,500
26.81	REAR2-Rear 21+	750.00	20,108	50%	Restrictio	10,054
Total Acres 46.81					Land Total	29,554

Acpt Land 29,600 **Accepted Bldg** 0 **Total** 29,600

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Map/Lot:

007-019-1

Account: 4560 Card: 1 of 1

Location:

CASCADE MILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use INDUSTRIAL.....

Topography Rolling

Utilities

Street

LAND USE..... COM/LAND DEV...

Reference 1 B7779P220

Reference 2

Tran/Land/Bldg 1 3 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,000.00	10,000	100%		10,000
10.00	Acres-Rear Land 11-20	1,000.00	10,000	100%		10,000
22.25	REAR2-Rear 21+	1,000.00	22,250	100%		22,250
Total Acres 42.25					Land Total	42,250

Acpt Land 42,300 **Accepted Bldg** 0 **Total** 42,300

Oakland
 Name: PINNETTE, DANIEL H.

Valuation Report

07/15/2016

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Map/Lot:

007-020

Account: 3236 Card: 1 of 1

Location:

117 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4185P334

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.95	Acres-Rear Land 1-10	1,000.00	3,950	100%		3,950
Total Acres 4.45			Land Total			33,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	1960	8358	D 100	169,995	Avq-	70%	55%	100%	65,448
OFFICE WOOD.....	1960	1638	D 100	98,448	Good	82%	55%	100%	44,400
MEZZANINE.....	1960	1534	D 100	17,181	Avq-	70%	90%	100%	10,824
CANOPY.....	1960	4020	E 100	33,768	Ava.	74%	90%	100%	22,489
Frame Shed	1960	1800	D 100	10,080	Avq-	70%	100%	100%	7,056
WAREHOUSE WD....	1999	2800	C 110	78,306	Good	98%	90%	100%	69,066
Outbuilding Total									219,283

Acpt Land

34,000

Accepted Bldg

219,300

Total

253,300

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT 8 Prev. 6B-8

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	1,000.00	3,950	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	900.00	9,000	50%	Access	6,000	
8.80	Acres-Rear Land 1-10	4,000.00	35,200	100%		35,200	
Total Acres 10.80					Land Total	76,825	
Acpt Land		76,800	Accepted Bldg		0	Total	76,800

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT 9 Prev. 6B-9

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,000.00	3,950	50%	Access	35,625
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0
1.00	Acres-Frontage 1	900.00	9,000	50%	Access	6,000
6.00	Acres-Rear Land 1-10	4,000.00	24,000	100%		24,000
Total Acres 8.00					Land Total	65,625

Acpt Land 65,600 **Accepted Bldg** 0 **Total** 65,600

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 LOT 10 Prev. 6B-10

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		12,000	
7.80	Acres-Rear Land 1-10	4,000.00	31,200	100%		31,200	
Total Acres 9.80					Land Total	114,450	
Accpt Land		114,500	Accepted Bldg		0	Total	114,500

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 BE2001P6&10

Reference 2 LOT 11 Prev. 6B-11

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	12,000	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	900.00	9,000	50%	Access	6,000	
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000	
8.80	Acres-Rear Land 11-20	2,000.00	17,600	100%		17,600	
Total Acres 20.80					Land Total	99,225	
Accpt Land		99,200	Accepted Bldg		0	Total	99,200

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCIAL
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 BE2001P6&10

Reference 2 LOT 12 Prev. 6B-12

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	12,000	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	900.00	9,000	50%	Access	6,000	
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000	
1.90	Acres-Rear Land 11-20	2,000.00	3,800	100%		3,800	
14.10	Acres-Wasteland	50.00	705	100%		705	
Total Acres 28.00			Land Total			86,130	
Acpt Land		86,100	Accepted Bldg		0	Total	86,100

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 BE2001P6&10

Reference 2 LOT 14 Prev. 6B-14

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	12,000	75%	Access	53,438	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	900.00	9,000	75%	Access	9,000	
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000	
3.30	Acres-Rear Land 11-20	2,000.00	6,600	100%		6,600	
Total Acres 15.30					Land Total	109,038	
Acpt Land		109,000	Accepted Bldg		0	Total	109,000

Valuation Report

Neighborhood 47 CLAIRMONT-GLENWD

Zoning/Use INDUSTRIAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES VACANT.....
BUILDING USE.... COMMERCIAL.....
Reference 1 B9587P058
Reference 2 Prev. 6-93
Tran/Land/Bldg 1 2 40
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 7

Sale Data	
Sale Date	12/06/2007
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
3.10	Acres-Rear Land 1-10	1,000.00	3,100	100%		3,100
Total Acres 4.10					Land Total	23,100

Commercial Description

Occupancy Type	Manufacturing...	Mezzanine.....
Class & Quality	Rigid Frame.Avg.	Rigid Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Wood Siding
Stories & Height	1 STORY @ 22'	1 STORY @ 11'
Heating/Cooling	Hot Water	Hot Water
Built	1960	1960
Remodeled	0	0
Base Cost/Sqft	21.63	10.68
Heat-Cool/Sqft	+ 6.17	6.17
Total	27.80	16.85
Size Factor	X 1.280	1.020
Adjusted Cost/Sqft	35.58	17.19
Total Square Feet	X 7,200	900
Replacement Cost	256,176	15,471
Condition	Average	Average
% Good Physical	X .65	.65
Functional	X 1.00	1.00
Subtotal	166,514	10,056
Economic Factor	X 1.00	Total Value 176,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2001	360	C 100	2,520	Avg.	97%	100%	100%	2,444
Frame Shed	1960			----- S O U N D V A L U E -----					500
Carport/Canopy	3100	360	C 100	2,268	Avg.	97%	100%	100%	2,200
Frame Shed	1960			----- S O U N D V A L U E -----					2,500
8,100 SF				Outbuilding Total					7,644

Acpt Land	23,100	Accepted Bldg	184,200	Total	207,300
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Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/30/2005
 Sale Price 13,849,842
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8593P167
 Reference 2 LOT 17 & Lot 18 Prev. 6B-17
 Tran/Land/Bldg 3 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Homesite	75,000.00	525,000	100%		525,000
3.70	Acres-Frontage 1	12,000.00	44,400	100%		44,400
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000
5.50	Acres-Rear Land 11-20	2,000.00	11,000	100%		11,000
Total Acres 26.20					Land Total	620,400

Commercial Description

Occupancy Type	Office.....	
Class & Quality	Steel Frame.Exc.	
# Dwelling Units	0	
Exterior	Concrete	
Stories & Height	1 STORY @ 16'	
Heating/Cooling	HVAC	
Built	2005	
Remodeled	0	
Base Cost/Sqft	126.82	
Heat-Cool/Sqft	+	21.25
Total	148.07	
Size Factor	X	0.974
Adjusted Cost/Sqft	144.22	
Total Square Feet	X	80,000
Replacement Cost	11,537,600	
Condition	Excellent	
% Good Physical	X	.86
Functional	X	1.00
Subtotal	9,922,336	
Economic Factor	X 1.00	Total Value 9,922,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
FOUR LIGHT.....	2005	8	A 100	44,800	Exc.	86%	100%	100%	38,528
TRIPLE LIGHT....	2005	7	A 100	31,360	Exc.	86%	100%	100%	26,970
DOUBLE LIGHT....	2005	2	A 100	6,720	Exc.	86%	100%	100%	5,779
SINGLE LIGHT....	2005	3	A 100	6,720	Exc.	86%	100%	100%	5,779
Patio	2005	4544	A 100	20,357	Exc.	86%	100%	100%	17,507
Open Frame Porch	2005	680	A 100	15,456	Exc.	86%	100%	100%	13,292
Encl Frame Porch	2005	512	A 100	23,162	Exc.	86%	100%	100%	19,919
Frame Shed	2005	1312	A 100	14,694	Exc.	86%	100%	100%	12,637
Frame Shed	2005	861	A 100	9,643	Exc.	86%	100%	100%	8,293
Frame Garage	2005	320	A 100	7,168	Exc.	86%	100%	100%	6,164
80,000 SF	Outbuilding Total								154,868

Oakland
Name: ACQUIPORT OAKLAND, L.P.

Valuation Report

07/15/2016

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Map/Lot:

007-028

Account: 4076 Card: 2 of 2

Location:

133 FIRST PARK DRIVE

Accpt Land	620,400	Accepted Bldg	10,077,200	Total	10,697,600
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Oakland
 Name: ACQUIPORT OAKLAND, L.P.

Valuation Report

07/15/2016

Page 758

Map/Lot:

007-028

Account: 4076 Card: 2 of 2

Location: 133 FIRST PARK DRIVE

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/30/2005
 Sale Price 13,849,842
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8260P092
 Reference 2 LOT 17 & Lot 18
 Tran/Land/Bldg 3 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SPRINKLERS/00...	2005	800	A 100	204,273	Exc.	86%	100%	100%	175,675
Open Frame Porch	2008								2,000
80,000 SFLA									177,675
Acpt Land				0	Accepted Bldg	177,700	Total		177,700

----- S O U N D V A L U E -----

Outbuilding Total

Oakland
Name: ACQUIPORT OAKLAND, L.P.

Valuation Report

07/15/2016

Page 759

Map/Lot:

007-028

Account: 4076

Location:

133 FIRST PARK DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	620,400	10,077,200	10,697,600	620,400	10,077,200	10,697,600
2	0	177,700	177,700	0	177,700	177,700
TOTAL	620,400	10,254,900	10,875,300	620,400	10,254,900	10,875,300

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
Topography Rolling
Utilities NoWater/NoSewer
Street Proposed

Reference 1 BE2001P6&10

Reference 2 LOT 19 Prev. 6B-19

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	44,400	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	2,000.00	11,000	50%	Access	6,000	
10.00	Acres-Rear Land 1-10	4,000.00	40,000	100%		40,000	
3.50	Acres-Rear Land 11-20	2,000.00	7,000	100%		7,000	
Total Acres 15.50					Land Total	88,625	
Acpt Land		88,600	Accepted Bldg		0	Total	88,600

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 BE2001P6&10

Reference 2 LOT 20 Prev. 6B-20

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	44,400	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	2,000.00	11,000	50%	Access	6,000	
4.30	Acres-Rear Land 1-10	4,000.00	17,200	100%		17,200	
Total Acres 6.30					Land Total	58,825	
Acpt Land		58,800	Accepted Bldg		0	Total	58,800

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 BE2001P6&10
 Reference 2 LOT 21 Prev. 6B-31
 Tran/Land/Bldg 1 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0	
1.00	Acres-Homesite (Fract)	12,000.00	44,400	50%	Access	35,625	
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0	
1.00	Acres-Frontage 1	2,000.00	11,000	50%	Access	6,000	
3.60	Acres-Rear Land 1-10	4,000.00	14,400	100%		14,400	
Total Acres 5.60					Land Total	56,025	
Acpt Land		56,000	Accepted Bldg		0	Total	56,000

Neighborhood 83 FIRSTPARK

Zoning/Use HIGHWAY COMMERCI

Topography Rolling

Utilities

Street Proposed

LAND USE..... RES VACANT.....

BUILDING USE.... Open 2 Choice 9

Reference 1 BE2001P6&10

Reference 2 Prev. 6b-22

Tran/Land/Bldg 3 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 10 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	12,000.00	44,400	50%	Access	35,625
1.00	Acres-Frontage 1	12,000.00	12,000	100%		0
1.00	Acres-Frontage 1	2,000.00	11,000	50%	Access	6,000
3.90	Acres-Rear Land 1-10	4,000.00	15,600	100%		15,600
Total Acres 5.90					Land Total	57,225

Acpt Land 57,200 **Accepted Bldg** 0 **Total** 57,200

Valuation Report

Map/Lot:

007-033

Account: 4016 Card: 1 of 1

Location:

FIRST PARK DRIVE

Neighborhood 9 KENNEDY MEM DR..

Sale Data	
Sale Date	08/01/2000
Sale Price	74,789
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use HIGHWAY COMMERCI
 Topography Rolling
 Utilities
 Street Paved

Reference 1 B6264P168+B6280P124
 Reference 2 B6811P265 prev.6A-6 roads & buffer areas
 Tran/Land/Bldg 3 2 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 10 0 0 Land Schedule 4

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.90	Acres-Rear Land 1-10	75,000.00	75,000	0%	Restrictio	0	
23.60	Acres-Rear Land 1-10	4,000.00	94,400	100%		94,400	
Total Acres 23.60					Land Total	94,400	
Acpt Land		94,400	Accepted Bldg		0	Total	94,400

Valuation Report

Account: 2560 Card: 1 of 1

Location: 230 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/01/2000
 Sale Price: 48,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6190P326
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	30,000.00	21.840	100%	21,840
Total Acres 0.53				Land Total	21,840

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 100	Base	80,181
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	889 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,957
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,434
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	2000	TYPICAL	TYPICAL	Above Average	Typical	92,572			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2007	96	B 100	860	Avg.	97%	100%	100%	834
988 SFLA						Outbuilding Total			834

Acpt Land 21,800 **Accepted Bldg** 70,300 **Total** 92,100

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2915P266
 Reference 2 B9738P123
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 1.05						30,100

Dwelling Description

Replacement Cost New

Conventional	One Story	1,629 Sqft	Grade C 105	Base	125,650
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1170 Sqft, Grade D	Basement Gar	None	Fin Bsmt	13,104
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,215
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1971	0	TYPICAL	TYPICAL	Average	Typical	147,820			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
LAYOUT.....		None		81%	84% 100%	100,577			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1971	120	C 105	7,762	Avq.	81%	84%	100%	5,281
Open Frame Porch	1971	84	C 105	1,382	Avq.	81%	85%	100%	951
1S GAR/BSMT.....	1971	624	C 105	12,842	Avq.	81%	85%	100%	8,842
Wood Deck	1994	340	C 100	2,856	Avq.	94%	100%	100%	2,685
Frame Shed	1971	143	C 100	1,001	Avq-	78%	100%	100%	781
Frame Shed	1980	288	D 100	1,613	Avq.	86%	100%	100%	1,387
1,749 SFLA						Outbuilding Total			19,927

Acpt Land	30,100	Accepted Bldg	120,500	Total	150,600
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Oakland
 Name: LONGLEY, GLENNYS E.

Valuation Report

07/15/2016

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Map/Lot:

008-002-01

Account: 4512 Card: 1 of 1

Location:

WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....

Topography Rolling

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... COMMERCIAL.....

Reference 1 B2915P266

Reference 2

Tran/Land/Bldg 1 1 6

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.23	Acres-Misc (Fract)	30,000.00	14,388	100%	Restrictio	14,387
7.17	Acres-Rear Land 1-10	2,000.00	14,340	100%		14,340
Total Acres 8.40					Land Total	52,727

Acpt Land	52,700	Accepted Bldg	0	Total	52,700
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Oakland

Valuation Report

07/15/2016

Name: GTP ACQUISITION PTRN. II, LLC

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% GLOBAL TOWER PARTNERS

Map/Lot:

008-002-1-A

Account: 4023 Card: 1 of 1

Location:

18 WARD AVENUE

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data
Sale Date 10/01/2006
Sale Price 0
Sale Type Buildings Only
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1
Reference 2 LEASED LAND FROM WM.& G. LONGLEY
Tran/Land/Bldg 1 2 6
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy Func Econ	Rcnld
TOWER.....	2001			----	SOUND	VALUE----	99,900
TOWER.....	2001			----	SOUND	VALUE----	5,000
Outbuilding Total							104,900
Acpt Land			0	Accepted Bldg		104,900	Total
							104,900

Oakland
 Name: AT&T MOBILITY, LLC

Valuation Report

07/15/2016

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Map/Lot:

008-002-1-B

Account: 4148 Card: 1 of 1

Location:

18 WARD AVENUE

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... CONDO.....
 Reference 1 SITE #PTLD1910
 Reference 2 CELL SITE #9120231119a01
 Tran/Land/Bldg 1 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy Func Econ	Rcnld
Frame Shed	2001			----	SOUND	VALUE----	48,500
Frame Shed	0			----	SOUND	VALUE----	10,000
Outbuilding Total							58,500
Acpt Land			0	Accepted Bldg		58,500	Total
							58,500

Oakland
 Name: PORTLAND CELLULAR PARTNERSHIP

Valuation Report

07/15/2016

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Account: 4149 Card: 1 of 1

Map/Lot:
 Location:

008-002-1-C
 18 WARD AVENUE

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street

Reference 1 SITE #465.002.00
 Reference 2 CONTRACT # 41310
 Tran/Land/Bldg 1 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements									Value
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld	
Frame Shed	2002			----	S	O	U	N	39,000
Outbuilding Total								39,000	
Accpt Land			0	Accepted Bldg			39,000	Total	39,000

Oakland
 Name: OMNIPOINT COMMUNICATIONS, INC.

Valuation Report

07/15/2016

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Account: 4150 Card: 1 of 1

Map/Lot:
 Location:

008-002-1-D
 18 WARD AVENUE

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 ID #4PB0335A
 Reference 2
 Tran/Land/Bldg 1 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements									Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Rcnld	
Frame Shed	2000								30,000	
----- S O U N D V A L U E -----										
Outbuilding Total									30,000	
Accpt Land			0	Accepted Bldg			30,000	Total		30,000

Oakland
 Name: RURAL CELLULAR CORP.

Valuation Report

07/15/2016

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Account: 3411 Card: 1 of 1

Map/Lot:
 Location:

008-002-1-E
 18 WARD AVENUE

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....

Reference 1
 Reference 2

Tran/Land/Bldg 1 2 6

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy Func Econ	Rcnld
Frame Shed	1994			----	SOUND	VALUE----	18,000
Outbuilding Total							18,000
Acpt Land			0	Accepted Bldg		18,000	Total
							18,000

Oakland
 Name: SPRINT SPECTRUM, L.P.
 *DBA SPRINT/NEXTEL

Valuation Report

07/15/2016

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Account: 4589 Card: 1 of 1

Map/Lot:
 Location:

008-002-1-F
 18 WARD AVENUE

Neighborhood 17 WASHINGTON STREET

Zoning/Use RURAL.....

Topography Level

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... COMMERCIAL.....

Reference 1

Reference 2

Tran/Land/Bldg 1 2 6

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy Func Econ	Rcnld
Frame Shed	2010						29,500
----- S O U N D V A L U E -----							
Outbuilding Total							29,500
Acpt Land			0	Accepted Bldg		29,500	Total
							29,500

Valuation Report

Account: 403 Card: 1 of 1

Location: 242 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6415P326
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 02/01/2001
 Sale Price 51,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	30,000.00	25,100 100%		25,100
Total Acres 0.70				Land Total	25,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	544 Sqft	Grade C 100	Base	68,680
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-5,331
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1984	0	GOOD	GOOD	Average	Typical	65,869			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	88%	89%	100%	51,589				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	168	B 100	1,806	Avq.	97%	100%	100%	1,752
Frame Shed	2005	96	B 100	860	Avq.	97%	100%	100%	834
ONE STORY FRAME	2006	978	B 100	64,845	Avq.	97%	99%	100%	62,271
1,794 SFLA									
Outbuilding Total									64,857

Acpt Land 25,100 **Accepted Bldg** 116,400 **Total** 141,500

Valuation Report

Account: 402 Card: 1 of 1

Location: 244 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/24/2014
 Sale Price 107,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11835P067
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46			Land Total			20,347

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	792 Sqft	Grade C 100	Base	88,539
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1955	0	TYPICAL	TYPICAL	Average	Typical	88,539			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		71%	100%	100%			
Value(Rcnld)						62,863			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1955	480	C 100	6,720	Avg.	71%	100%	100%	4,771
Wood Deck	1994	228	C 100	1,915	Avg.	94%	100%	100%	1,800
1,188 SFLA									
Outbuilding Total									6,571
Acpt Land		20,300		Accepted Bldg		69,400		Total	89,700

Valuation Report

Account: 1053 Card: 1 of 1

Location: 248 WASHINGTON STREET

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/09/2014
Sale Price: 123,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B11820P306
Reference 2:
Tran/Land/Bldg: 2 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						20,347

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	94,818
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	97%	100%
						67,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1957	60	C 100	1,820	Avq.	73%	100%	100%	1,329
Frame Garage	1957	308	C 100	4,312	Avq.	73%	100%	100%	3,148
Frame Shed	1980	352	D 100	1,971	Avq.	86%	100%	100%	1,695
Encl Frame Porch	1998	180	C 100	5,180	Avq.	96%	100%	100%	4,973
1,248 SFLA									
Outbuilding Total									11,145

Acpt Land 20,300 **Accepted Bldg** 78,300 **Total** 98,600

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2138P133
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%	24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Conventional	Two Story	882 Sqft	Grade C 100	Base	110,477
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,235
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,346
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Above Average	Typical	113,588
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	99%	100%
						82,090

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1950	360	D 100	4,032	Avg.	68%	100%	100%	2,742
Carport/Canopy	1950	220	D 100	1,109	Avg.	68%	100%	100%	754
Wood Deck	1950	48	C 100	403	Avg+	73%	100%	100%	294
Wood Deck	1950	192	C 100	1,613	Avg+	73%	100%	100%	1,177
Frame Shed	1950								100
----- S O U N D V A L U E -----									100
1,764 SFLA									5,067
Outbuilding Total									5,067

Acpt Land	24,900	Accepted Bldg	87,200	Total	112,100
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Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2018P131
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	96,197
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Below Average	Typical	99,272			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	72%	100%	95%	67,902				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1998	728	C 100	10,192	Avq.	96%	100%	95%	9,295
1,248 SFLA						Outbuilding Total			9,295

Acpt Land 30,100 **Accepted Bldg** 77,200 **Total** 107,300

Oakland
 Name: FISHER, WAYNE E.

Valuation Report

07/15/2016

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Map/Lot: 008-014

Account: 2922 Card: 1 of 1

Location: 17 WARD AVENUE

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/1994
 Sale Price: 9,250
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B2163P43
 Reference 2: B5339P49
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
7.30	Acres-Rear Land 1-10	2,000.00	14,600	100%		14,600
Total Acres 8.30						44,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	88,467
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				76%	100%	95%
						63,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	220	C 100	1,848	Avq.	92%	100%	95%	1,615
Carport/Canopy	1975	560	D 100	2,822	Avq.	80%	80%	95%	1,716
Frame Shed	2001	240	B 100	2,150	Avq.	97%	100%	95%	1,982
Frame Shed	2009	80	B 100	717	Avq.	97%	100%	95%	660
Wood Deck	2009	32	C 100	269	Avq.	97%	100%	95%	248
1.50 ST GARAGE..	2009	1040	B 100	24,228	Avq.	97%	100%	95%	22,326
Encl Frame Porch	2012	240	B 100	8,781	Avq.	97%	100%	95%	8,092
1,040 SFLA									36,639

Outbuilding Total 36,639

Acpt Land 44,600 **Accepted Bldg** 100,500 **Total** 145,100

Neighborhood 17 WASHINGTON STREE

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/18/2014
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B888P508
Reference 2: B1367P333 B11740P295
Tran/Land/Bldg: 2 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	30,000.00	29,086	100%		29,086
Total Acres 0.94						29,086

Dwelling Description

Replacement Cost New

Garrison	Two Story	624 Sqft	Grade C 100	Base	86,638
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	TYPICAL	TYPICAL	Average	Typical	91,813
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	62,433

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1SFr Overhanq	1949	26	C 100	1,347	Avq.	68%	100%	100%	916
Encl Frame Porch	1949	126	C 100	3,668	Avq.	68%	100%	100%	2,494
Open Frame Porch	1949	20	C 100	420	Avq.	68%	100%	100%	286
Carport/Canopy	1988	330	D 100	1,663	Avq.	91%	50%	100%	756
Frame Garage	1949	264	C 100	3,696	Avq.	68%	100%	100%	2,513
1,274 SFLA						Outbuilding Total			6,965

Acpt Land 29,100 **Accepted Bldg** 69,400 **Total** 98,500

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/2000
 Sale Price 210,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6732P259

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580
Total Acres 1.29			Land Total			30,580

Dwelling Description

Replacement Cost New

Contemporary Exterior	One & 1/2 Story ALUM/VINYL	1,488 Sqft Masonry Trim	Grade B 100 None	Base Trim	184,672 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,040
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	1,075
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1989	0	TYPICAL	TYPICAL	Average	Typical	199,238				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
Overbuilt		None		91%	87% 100%	157,737				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1989	200	B 100	7,347	Avq.	91%	90%	100%	6,017	
Wood Deck	1989	471	C 100	3,956	Avq.	91%	100%	100%	3,600	
Frame Garage	1989	520	C 100	7,280	Avq.	91%	100%	100%	6,625	
Frame Shed	1989	128	C 100	896	Avq.	91%	100%	100%	815	
Swimming Pool	1989	648	C 100	7,000	Avq.	99%	100%	100%	6,930	
Wood Deck	2001	740	C 100	6,216	Avq.	97%	100%	100%	6,030	
Wood Deck	2001	60	C 100	504	Avq.	97%	100%	100%	489	
Open Frame Porch	2005	144	C 100	2,156	Avq.	97%	100%	100%	2,091	
2,232 SFLA									Outbuilding Total	32,597

Acpt Land 30,600 **Accepted Bldg** 190,300 **Total** 220,900

Neighborhood 17 WASHINGTON STREE

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1332P185
Reference 2
Tran/Land/Bldg 1 1 98
X Coordinate 0 Y Coordinate 0
Exemption(s) 49 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
8.00	Acres-Frontage 1	5,000.00	40,000	59%	Excess Frt	23,600
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.48	Acres-Rear Land 11-20	600.00	288	100%		288
Total Acres 19.48			Land Total			73,888

Dwelling Description				Replacement Cost New		
Other	One Story	224 Sqft	Grade C 100	Base		33,118
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-1,176
Rooms	1	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	0	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-314
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value
2004	0	None	None	Average	Phy	Func	Econ	Rcnld
OTHER.....				97%	41%	100%		11,603

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	70	C 100	1,120	Avq.	97%	41%	100%	445
Frame Shed	2005	96	C 100	672	Avq.	97%	100%	100%	652
224 SFLA									1,097
Outbuilding Total									1,097

Acpt Land	73,900	Accepted Bldg	12,700	Total	86,600
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Oakland
 Name: BESSE, JOAN C.

Valuation Report

07/15/2016

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Map/Lot: 008-019

Account: 691 Card: 1 of 1

Location: 205 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2182P27
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Homesite (Fract)	30,000.00	28,302	100%		28,302
Total Acres 0.89			Land Total			28,302

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,322 Sqft	Grade C 100	Base		141,057
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,702
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		4,200
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,100
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	153,059
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	68%	93%	90%	87,115	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	1950	10	C 100	280	Avg.	171
Frame Garage	1950	678	C 100	9,492	Avg.	5,810
2,314 SFLA						5,981

Acpt Land	28,300	Accepted Bldg	93,100	Total	121,400
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Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2001
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6597P085
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Conventional	Two Story	776 Sqft	Grade C 100	Base	100,682
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,259
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,824
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	102,927			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	96% 100%	64,226			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1935	49	C 100	2,538	Avq.	65%	96%	100%	1,584
Encl Frame Porch	1935	249	C 100	7,112	Avq.	65%	97%	100%	4,484
1 Story/BASEMENT	1935	285	C 100	17,556	Avq.	65%	96%	100%	10,955
Frame Garage	1992	576	C 100	8,064	Avq.	93%	100%	100%	7,500
Wood Deck	2008	80	B 100	860	Avq.	97%	100%	100%	834
Open Frame Porch	2008	25	C 100	490	Avq.	97%	100%	100%	475
1,886 SFLA									
Outbuilding Total									25,832
Acpt Land		24,900		Accepted Bldg		90,100		Total	115,000

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2883P202

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.22	Acres-Rear Land 1-10	2,000.00	2,440	100%		2,440
1.25	Acres-Wasteland	50.00	63	100%		63
Total Acres 3.47					Land Total	32,503

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 90	Base	72,828
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,218
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1955	0	TYPICAL	TYPICAL	Average	Typical	75,046	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....		None		71%	92%	100%	49,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1955	288	C 90	13,426	Avq.	71%	92%	100%	8,769
Wood Deck	1990	144	C 90	1,089	Avq.	71%	92%	100%	711
Frame Garage	1970	768	C 100	10,752	Avq-	77%	100%	100%	8,279
Frame Shed	1994	96	D 100	538	Avq.	94%	100%	100%	506
1,288 SFLA									18,265

Acpt Land	32,500	Accepted Bldg	67,300	Total	99,800
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Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	11/25/2015
Sale Price	171,540
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1: B12172P101
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Size/Shape	27,000
2.02	Acres-Rear Land 1-10	2,000.00	4,040	100%		4,040
Total Acres 3.02			Land Total			31,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade B 100	Base	152,463
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-20,321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2016	0	GOOD	GOOD	Average	Typical	136,443	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		97%	100%	100%	132,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1989	840	C 100	16,464	Avq.	91%	100%	100%	14,982
Frame Shed	1984	504	D 100	2,822	Fair	83%	100%	100%	2,342
Frame Shed	1980			---- S O U N D V A L U E ----					500
Frame Shed	1980			---- S O U N D V A L U E ----					300
1,620 SFLA				Outbuilding Total					18,124

Acpt Land	31,000	Accepted Bldg	150,500	Total	181,500
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Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/2000
 Sale Price: 19,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B6295P193
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 33 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	30,000.00	21,424 100%		21,424
Total Acres 0.51				Land Total	21,424

Dwelling Description

Replacement Cost New

Conventional	One Story	1,083 Sqft	Grade D 100	Base	68,826
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Minimal			Insulation	-1,213
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Fair	Typical	56,557
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		57%	100%	100%
						Value(Rcnld)
						32,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1952	119	D 100	2,778	Fair	57%	100%	100%	1,583
Frame Garage	1952	234	D 100	2,621	Fair	57%	100%	100%	1,494
Encl Frame Porch	1952	18	D 100	515	Fair	57%	100%	100%	294
Frame Shed	1952								200
----- S O U N D V A L U E -----									200
1,083 SFLA									
Outbuilding Total									3,571

Acpt Land	21,400	Accepted Bldg	35,800	Total	57,200
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Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/21/2014
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11632P209
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			30,040

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	918 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,282
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	98,243
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		81%	100% 100%	79,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1972	64	C 100	3,315	Avq.	81%	100%	100%	2,685
ONE STORY FRAME	1972	130	C 100	6,734	Avq.	81%	100%	100%	5,455
Frame Garage	1975	576	C 100	8,064	Avq.	83%	100%	100%	6,693
Frame Garage	1975	322	D 100	3,606	Avq.	83%	100%	100%	2,993
Frame Shed	1985	432	B 100	3,871	Avq+	90%	100%	100%	3,484
Encl Frame Porch	1999	273	C 100	7,784	Avq.	97%	100%	100%	7,550
1,154 SFLA									28,860

Acpt Land 30,000 **Accepted Bldg** 108,400 **Total** 138,400

Oakland
 Name: HOSEA, DARYA V.

Valuation Report

07/15/2016

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Map/Lot:

008-023-1

Account: 3122 Card: 1 of 1

Location: 17 LOWELL HEIGHTS DRIVE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/24/2004
 Sale Price 46,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7965P349
 Reference 2 B11693P249
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.22	Acres-Rear Land 1-10	2,000.00	2,440	100%		2,440	
Total Acres 2.22						Land Total	32,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1992	14X76	B 100	30,580	Avq.	55%	100%	100%	16,819
Wood Deck	1992	64	C 100	538	Avq.	93%	100%	100%	500
Frame Shed	1992	80	D 100	448	Avq.	93%	100%	100%	417
ONE STORY FRAME	2011	504	C 100	26,107	Avq.	97%	100%	100%	25,324
1,568 SFLA									
Outbuilding Total									43,060

Acpt Land 32,400 **Accepted Bldg** 43,100 **Total** 75,500

Valuation Report

Map/Lot:

008-023-2

Account: 3420 Card: 1 of 1

Location: 23 LOWELL HEIGHTS DRIVE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/01/1995
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5032P022
 Reference 2 B11554P256 JT
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	95%	Access	28,500
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 1.25						Land Total 29,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1995	14X66	B 100	27,280	Avq.	55%	100%	100%	15,004
MH SLAB.....	1995	924	C 100	3,234	Avq.	95%	100%	100%	3,072
Wood Deck	1995	44	D 100	295	Avq.	95%	100%	100%	280
Frame Garage	1995	624	C 100	8,736	Avq.	95%	100%	100%	8,299
Frame Shed	1995	48	C 100	336	Avq.	95%	100%	100%	319
Open Frame Porch	1999	200	D 100	2,352	Avq.	97%	100%	100%	2,281
924 SFLA									Outbuilding Total 29,255

Acpt Land 29,000 **Accepted Bldg** 29,300 **Total** 58,300

Valuation Report

Account: 3230 Card: 1 of 1

Location: 41 LOWELL HEIGHTS DRIVE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B7966P005
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 3.60			Land Total			35,200

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,680 Sqft	Grade D 110	Base	108,071
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	Floor & Stairs			Attic	4,140
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	102,232
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	100% 100%	99,165

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2005	296	B 100	3,182	Avq.	97%	100%	100%	3,087
Frame Shed	2005	200	B 100	1,792	Avq.	97%	100%	100%	1,738
Frame Shed	2005	288	A 110	3,548	Avq.	97%	100%	100%	3,442
Frame Garage	2009	1008	B 100	18,063	Avq.	97%	100%	100%	17,521
1,680 SFLA									25,788
Outbuilding Total									25,788

Acpt Land 35,200 **Accepted Bldg** 125,000 **Total** 160,200

Oakland
 Name: HOSEA, LOWELL A.

Valuation Report

07/15/2016

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Map/Lot:

008-023-4

Account: 4320 Card: 1 of 1

Location: LOWELL HIEGHTS DRIVE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 11/18/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8700p181

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 3.60					Land Total	29,200

Acpt Land 29,200 **Accepted Bldg** 0 **Total** 29,200

Oakland
 Name: HOSEA, TIMOTHY J.

Valuation Report

07/15/2016

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Map/Lot:

008-023-5

Account: 4566 Card: 1 of 1

Location: LOWELL HEIGHTS DRIVE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B11493P190
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	08/26/2013
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.90	Acres-Rear Land 1-10	2,000.00	5,800	100%		5,800
Total Acres 3.90					Land Total	29,800

Acpt Land	29,800	Accepted Bldg	0	Total	29,800
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Oakland
 Name: TRACY, MICHAEL D.

Valuation Report

07/15/2016

Page 794

Map/Lot:

008-023-6

Account: 5467 Card: 1 of 1

Location: LOWELL HEIGHTS DRIVE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B11928P56
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 03/08/2015
 Sale Price 6,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40					Land Total	24,800

Acpt Land 24,800 **Accepted Bldg** 0 **Total** 24,800

Oakland
 Name: HOSEA, TIMOTHY J.

Valuation Report

07/15/2016

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Map/Lot:

008-023-7

Account: 4567 Card: 1 of 1

Location:

LOWELL HEIGHTS DRIVE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B11493P190
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	08/26/2013
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	800	50%	Access	12,000
3.40	Acres-Rear Land 1-10	2,000.00	6,800	100%		6,800
Total Acres 4.40					Land Total	18,800

Acpt Land	18,800	Accepted Bldg	0	Total	18,800
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Neighborhood 19 RICE RIPS ROAD..

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/21/2007
 Sale Price 275,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9398P230

Reference 2

Tran/Land/Bldg 1 4 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
1.55	Acres-Rear Land 1-10	1,000.00	1,550	100%		1,550
Total Acres 2.55			Land Total			43,976

Commercial Description

Occupancy Type	Office.....	Office Basement.	
Class & Quality	Frame.....Low	Masonry.....Avg.	
# Dwelling Units	0	0	
Exterior	Wood Siding	Concrete	
Stories & Height	1 STORY @ 8'	1 STORY @ 10'	
Heating/Cooling	Hot Water	Hot Water	
Built	1964	1964	
Remodeled	0	0	
Base Cost/Sqft		31.98	34.45
Heat-Cool/Sqft	+	10.44	10.26
Total		42.42	44.71
Size Factor	X	0.955	1.031
Adjusted Cost/Sqft		40.51	46.10
Total Square Feet	X	4,008	2,430
Replacement Cost		162,364	112,023
Condition	Below Average	Average	
% Good Physical	X	.65	.75
Functional	X	0.70	0.70
Subtotal		73,876	58,812
Economic Factor	X 1.00	Total Value	132,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1993	76	D 100	511	Avq.	94%	100%	100%	480	
Frame Shed	1993	76	D 100	426	Avq-	92%	100%	100%	392	
Finished Attic	1964	240	D 100	3,360	Fair	66%	100%	100%	2,218	
Open Frame Porch	1995	110	D 100	1,344	Avq.	95%	100%	100%	1,277	
ONE STORY FRAME	2000	1176	D 100	48,734	Avq.	97%	100%	100%	47,272	
Wood Deck	2000	150	C 100	1,260	Avq.	97%	100%	100%	1,222	
Frame Shed	2010	448	C 100	3,136	Avq.	97%	100%	100%	3,042	
7,734 SF									Outbuilding Total	55,903

Acpt Land 44,000 **Accepted Bldg** 188,600 **Total** 232,600

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
Topography: LevelAbove Street
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/01/1997
Sale Price: 96,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B5502P181

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.54	Acres-Rear Land 1-10	2,000.00	5,080	100%		5,080
Total Acres 3.54			Land Total			35,080

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	118,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,440
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	125,758
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	106,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1978	440	C 110	8,809	Avq.	85%	100%	100%	7,488
Wood Deck	1978	280	C 110	2,587	Avq.	85%	100%	100%	2,199
Frame Shed	1978	80	C 110	616	Avq.	85%	100%	100%	524
1,638 SFLA									10,211

Acpt Land 35,100 **Accepted Bldg** 117,100 **Total** 152,200

Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B11297P055
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 01/31/2013
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	30,000.00	19,900 100%		19,900
Total Acres 0.44				Land Total	19,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,025 Sqft	Grade C 100	Base	82,460
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,435
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,526
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Above Average	Typical	83,551			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		79%	100%	100%			
Value(Rcnld)						66,005			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1968	400	C 100	5,600	Avq+	79%	100%	100%	4,424
Wood Deck	1968	36	C 100	302	Avq+	79%	100%	100%	239
Open Frame Porch	1968	24	C 100	476	Avq+	79%	100%	100%	376
1,025 SFLA									
Outbuilding Total									5,039

Acpt Land 19,900 **Accepted Bldg** 71,000 **Total** 90,900

Valuation Report

Map/Lot: 008-027

Account: 260 Card: 1 of 1

Location: 155 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8646P140
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 10/14/2005
 Sale Price 161,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.42	Acres-Rear Land 1-10	2,000.00	840	100%		840
Total Acres 1.42			Land Total			30,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,575 Sqft	Grade C 100	Base	116,340
Exterior	ALUM/VINYL	Masonry Trim	110Sqft	Trim	462
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-2,205
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,881
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Good	Typical	123,798			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)			
None		None		82%	98% 100%	99,484			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1SFr Overhang	1960	44	C 100	2,279	Good	82%	98%	100%	1,832
Patio	1960	96	C 100	269	Good	82%	100%	100%	221
Wood Deck	1960	263	C 100	2,209	Good	82%	100%	100%	1,811
1 Story/BASEMENT	2003	352	C 100	21,683	Avg.	97%	98%	100%	20,612
Wood Deck	2003	200	C 100	1,680	Avg.	97%	100%	100%	1,630
1,971 SFLA						Outbuilding Total			26,106
Acpt Land		30,800		Accepted Bldg		125,600		Total	156,400

Oakland
 Name: BICKFORD, HARVEY W.

Valuation Report

07/15/2016

Page 800

Map/Lot:

008-027-1

Account: 4018 Card: 1 of 1

Location:

143 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/18/2014
 Sale Price 65,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B11875P81

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.08	Acres-Rear Land 11-20	600.00	48	100%		48
Total Acres 11.08					Land Total	44,048

Acpt Land 44,000 **Accepted Bldg** 0 **Total** 44,000

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/01/2000
 Sale Price: 15,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B6374P246
 Reference 2: B5183P053
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	30,000.00	21,000	100%		21,000
Total Acres 0.49					Land Total	21,000

Dwelling Description

Replacement Cost New

Ranch	One Story	594 Sqft	Grade D 100	Base	42,492
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-665
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Below Average	Inadeq.	43,507
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
SMALL SIZE.....		None		70%	83%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1960			----	SOUND	VALUE
594 SFLA						100
Outbuilding Total						100
Acpt Land		21,000	Accepted Bldg		25,400	Total
						46,400

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B7645P348
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
5.91	Acres-Rear Land 11-20	600.00	3,546	100%		3,546	
Total Acres 17.91						Land Total	83,546

Dwelling Description

Replacement Cost New

Conventional	Two Story	925 Sqft	Grade C 100	Base	114,450
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,885
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,558
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	TYPICAL	TYPICAL	Below Average	Typical	117,643	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....		None		60%	84%	100%	59,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	200	C 100	10,360	Avq-	60%	84%	100%	5,221
1 & 1/2 STORY FR	1890	280	C 100	18,855	Avq-	60%	84%	100%	9,503
Encl Frame Porch	1890	200	C 100	5,740	Avq-	60%	90%	100%	3,100
Open Frame Porch	1890	138	C 100	2,072	Avq-	60%	90%	100%	1,119
Frame Garage	1950	576	C 100	8,064	Avq-	64%	100%	100%	5,161
Frame Shed	1950	210	C 100	1,470	Avq-	64%	100%	100%	941
Frame Garage	1935	396	C 100	5,544	Avq-	60%	100%	100%	3,326
ONE STORY FRAME	1890	126	C 100	6,527	Avq-	60%	84%	100%	3,289
Wood Deck	1990	98	C 100	823	Avq.	92%	100%	100%	757
1 ST BARN.....	2003	288	D 100	3,871	Avq.	97%	80%	100%	3,004
2,596 SFLA									
Outbuilding Total									35,421

Acpt Land

83,500

Accepted Bldg

94,700

Total

178,200

Oakland
Name: RICE, STEVEN J.

Valuation Report

07/15/2016

Page 803

Map/Lot:

008-029

Account: 978 Card: 2 of 2

Location:

133 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B7645P348

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST GARAGE..	2009	672	B 100	15,655	Ava.	97%	100%	100%	15,185
2,596 SFLA									
						Outbuilding Total			15,185
Accpt Land		0		Accepted Bldg		15,200	Total		15,200

Oakland
Name: RICE, STEVEN J.

Valuation Report

07/15/2016

Page 804

Map/Lot:

008-029

Account: 978

Location:

133 RICE RIPS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	83,500	94,700	178,200	83,500	94,700	178,200
2	0	15,200	15,200	0	15,200	15,200
TOTAL	83,500	109,900	193,400	83,500	109,900	193,400

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B6593P332

Reference 2

Tran/Land/Bldg 1 2 49

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	30,000.00	67,082	100%		67,082
3.09	Acres-Rear Land 1-10	1,000.00	3,090	100%		3,090
1.00	Sites-Mobile Home Site	3,500.00	3,500	100%		3,500
Total Acres 5.59			Land Total			73,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SELF STOR WAREHO	1999	2520	C 100	49,392	Avg.	97%	100%	100%	47,910
SELF STOR WAREHO	2000	3270	C 100	64,092	Avg.	97%	100%	100%	62,169
SELF STOR WAREHO	2002	900	C 100	17,640	Avg.	97%	100%	100%	17,111
SELF STOR WAREHO	2002	900	C 100	17,640	Avg.	97%	100%	100%	17,111
SELF STOR WAREHO	2002	900	C 100	17,640	Avg.	97%	100%	100%	17,111
SELF STOR WAREHO	2002	900	C 100	17,640	Avg.	97%	100%	100%	17,111
SELF STOR WAREHO	2003	960	C 100	18,816	Avg.	97%	100%	100%	18,252
SELF STOR WAREHO	2003	3150	C 100	61,740	Avg.	97%	100%	100%	59,888
SELF STOR WAREHO	2005	3180	C 100	62,328	Avg.	97%	100%	100%	60,458
GARAGE FRAME ..	2012	1280	C 100	53,760	Avg.	97%	100%	100%	52,147
						Outbuilding Total			369,268

Acpt Land

73,700

Accepted Bldg

369,300

Total

443,000

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B6593P332

Reference 2

Tran/Land/Bldg 1 0 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
SELF STOR WAREHO	2006	1590	C 100	31,164	Ava.	97%	100%	100%	30,229
SELF STOR WAREHO	2006	960	C 100	18,816	Ava.	97%	100%	100%	18,252
SELF STOR WAREHO	2006	960	C 100	18,816	Ava.	97%	100%	100%	18,252
Outbuilding Total									66,733
Acpt Land			0	Accepted Bldg		66,700	Total		66,700

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B6593P332

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2013	140	B 100	1,505	Ava.	97%	100%	100%	1,460
MH SLAB.....	2013	1043	C 100	3,651	Ava.	97%	100%	100%	3,541
14 Mobile Home.	1997	14X67	A 100	34,546	Good	67%	100%	100%	23,025
938 SFLA									
								Outbuilding Total	28,026
Acpt Land			0	Accepted Bldg		28,000	Total		28,000

Oakland

Valuation Report

07/15/2016

Name: T & H INVESTMENTS REAL ESTATE PTNR

Page 808

Map/Lot:

008-030

Account: 841

Location:

84 RICE RIPS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	73,700	369,300	443,000	73,700	369,300	443,000
2	0	66,700	66,700	0	66,700	66,700
3	0	28,000	28,000	0	28,000	28,000
TOTAL	73,700	464,000	537,700	73,700	464,000	537,700

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B3444P103
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	75%	Size/Shape	22,500
0.37	Acres-Rear Land 1-10	2,000.00	740	100%		740
Total Acres 1.37			Land Total			23,240

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ASBESTOS/ASPHALT 1 OTHER Units-0	728 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	82,291 0 0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,229
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,835
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1900	Renovated 1995	Kitchens TYPICAL	Baths Old Type	Condition Average	Layout Typical	Total
None	None	None	None	65%	100%	53,307
Functional Obsolescence						Value(Rcnld)
Economic Obsolescence						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	422	C 90	19,674	Avq.	65%	98%	100%	12,532
Frame Garage	1900	264	C 90	3,326	Avq.	65%	100%	100%	2,162
Wood Deck	1990	120	D 100	806	Avq.	92%	100%	100%	742
Wood Deck	1990	100	D 100	672	Avq.	92%	100%	100%	618
1 Story/BASEMENT	1900	144	C 90	7,983	Avq.	65%	98%	100%	5,085
Outbuilding Total									21,139

Acpt Land	23,200	Accepted Bldg	74,400	Total	97,600
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Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1897P277
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.17	Acres-Frontage 1	5,000.00	850	100%		850
Total Acres 1.17			Land Total			30,850

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	816 Sqft	Grade C 100	Base	70,977
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	326 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,564
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,011
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	78,392			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	65,849				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1976	198	C 100	2,912	Avq.	84%	100%	100%	2,446
Frame Shed	1976	120	C 100	840	Avq.	84%	100%	100%	706
816 SFLA						Outbuilding Total			3,152

Accpt Land	30,900	Accepted Bldg	69,000	Total	99,900
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Valuation Report

Map/Lot:

008-034

Account: 182 Card: 1 of 1

Location:

19 SACHA LANE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B10370P319
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 03/18/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347 100%		20,347
Total Acres 0.46				Land Total	20,347

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	728
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Average	Typical	84,112			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		88%	100% 100%	74,019			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1983	70	C 100	588	Avq.	88%	100%	100%	517
Frame Garage	1983	330	C 100	4,620	Avq.	88%	100%	100%	4,066
Frame Shed	2000	192	C 100	1,344	Avq.	97%	100%	100%	1,304
1,040 SFLA									
Outbuilding Total								5,887	

Acpt Land

20,300

Accepted Bldg

79,900

Total

100,200

Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7785P258
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data	
Sale Date	12/30/2003
Sale Price	112,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	30,000.00	16,432 100%		16,432
Total Acres 0.30				Land Total	16,432

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 100	Base	90,283
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Above Average	Typical	93,122			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		86%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhang	1976	30	C 100	1,554	Avq+	86%	100%	100%	1,336
Wood Deck	2002	180	C 100	1,512	Avq.	97%	100%	100%	1,467
ONE STORY FRAME	2003	156	C 100	8,081	Avq.	97%	100%	100%	7,839
Frame Shed	1976			----- S O U N D V A L U E -----					100
Wood Deck	2002	96	C 100	806	Avq.	97%	100%	100%	782
1,338 SFLA									11,524
Acpt Land		16,400	Accepted Bldg	91,600	Total				108,000

Valuation Report

Map/Lot:

008-036

Account: 1203 Card: 1 of 1

Location:

29 SACHA LANE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2550P159

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000 100%		30,000
0.59	Acres-Rear Land 1-10	2,000.00	1,180 100%		1,180
Total Acres 1.59			Land Total		31,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	83,897
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	70,473	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Wood Deck	1985	355	C 100	2,982	Avq.	84%	100%	100%	2,505	
Wood Deck	1985	280	C 100	2,352	Avq.	84%	100%	100%	1,976	
Frame Shed	1985	64	C 100	448	Avq.	84%	100%	100%	376	
Jacuzzi #	1998								1,000	
----- S O U N D V A L U E -----									1,000	
1,008 SFLA									Outbuilding Total	5,857

Acpt Land

31,200

Accepted Bldg

76,300

Total

107,500

Oakland
 Name: BOWEN, EARLENE V.

Valuation Report

07/15/2016

Page 814

Map/Lot: 008-037

Account: 2070 Card: 1 of 1

Location: 118 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B10096P192
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.75	Acres-Rear Land 1-10	2,000.00	9,500	100%		9,500
Total Acres 5.75			Land Total			39,500

Dwelling Description

Replacement Cost New

Cape Cod	One Story	735 Sqft	Grade C 90	Base	58,136
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,411
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-926
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	0	OLD TYPE	Old Type	Average	Typical	69,621
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	65%	97%	100%	43,896	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Encl Frame Porch	1927	128	C 90	3,352	Avq.	65%	100%	100%	2,179
Encl Frame Porch	1927	42	C 90	1,184	Avq.	65%	100%	100%	770
Frame Garage	1975	1152	C 100	16,128	Avq.	83%	100%	100%	13,386
Frame Garage	1996	1536	C 100	21,504	Avq.	95%	100%	100%	20,429
735 SFLA									
Outbuilding Total									36,764

Acpt Land 39,500 **Accepted Bldg** 80,700 **Total** 120,200

Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/2001
 Sale Price: 53,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B9357P282
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	21,213 100%		21,213
Total Acres 0.50				Land Total	21,213

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade D 100	Base	79,323
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	GOOD	GOOD	Average	Typical	70,453			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		95%	100% 100%	66,930			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1998	100	D 100	2,352	Avg.	96%	85%	100%	1,919
Frame Shed	1990	192	E 100	672	Avq-	90%	85%	100%	514
1,296 SFLA									
Outbuilding Total									2,433
Acpt Land		21,200		Accepted Bldg		69,400		Total	90,600

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
Topography: LevelRolling
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B7931P344
Reference 2: B11964P1 JT
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.38	Acres-Rear Land 1-10	2,000.00	4,760	100%		4,760	
Total Acres 3.38						Land Total	34,760

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base		91,743
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-3,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		3,360
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,747
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	TYPICAL	TYPICAL	Below Average	Typical	89,862	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...		None		60%	86%	100%	46,369

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	550	C 100	28,490	Avq-	60%	86%	100%	14,701
Encl Frame Porch	1960	176	C 100	5,068	Avq-	60%	95%	100%	2,889
Wood Deck	1980	136	C 100	1,142	Avq-	60%	95%	100%	651
Frame Garage	1955	308	D 100	3,450	Fair	59%	100%	100%	2,036
Frame Garage	1955	308	D 100	3,450	Fair	59%	100%	100%	2,036
CHICKEN BARN 2S.	1950	3000	D 100	47,040	Avq-	64%	20%	100%	6,021
Frame Shed	1890								200
----- S O U N D V A L U E -----									
1,798 SFLA									200
Outbuilding Total									28,534

Acpt Land	34,800	Accepted Bldg	74,900	Total	109,700
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Account: 1004 Card: 2 of 2

Map/Lot: 008-039
 Location: 136 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3124P123
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,120 Sqft	Grade D 110	Base	77,715
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,349
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,429
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1991	0	TYPICAL	TYPICAL	Average	Typical			69,795	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %		Value(Rcnld)	
None	None			92%	100%	100%		64,211	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1991	36	D 110	266	Ava.	92%	100%	100%	245
Wood Deck	1991	168	D 110	1,242	Ava.	92%	100%	100%	1,143
1,120 SFLA						Outbuilding Total			1,388
Acpt Land		0		Accepted Bldg		65,600	Total		65,600

Oakland
Name: DORVAL, MICHAEL B.

Valuation Report

07/15/2016

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Map/Lot:

008-039

Account: 1004

Location:

136 RICE RIPS ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	34,800	74,900	109,700	34,800	74,900	109,700
2	0	65,600	65,600	0	65,600	65,600
TOTAL	34,800	140,500	175,300	34,800	140,500	175,300

Oakland
 Name: DORVAL, MICHAEL B.

Valuation Report

07/15/2016

Page 819

Map/Lot:

008-039-01

Account: 3544 Card: 1 of 1

Location:

GOLDEN ROAD (OFF)

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B7931P344

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
7.52	REAR2-Rear 21+	500.00	3,760	100%		3,760
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
Total Acres 28.52					Land Total	53,760

Acpt Land	53,800	Accepted Bldg	0	Total	53,800
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Oakland
 Name: BOUDREAU, PETER W.

Valuation Report

07/15/2016

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Map/Lot:
 Location:

008-039-03-01
 36 GOLDEN ROAD

Account: 3543 Card: 1 of 1

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B12197P36 JT

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
3.91	Acres-Rear Land 1-10	2,000.00	7,820	100%	Access		7,820
Total Acres 3.91					Land Total		7,820
Acpt Land		7,800	Accepted Bldg		0	Total	7,800

Valuation Report

Map/Lot:

008-039-2

Account: 2161 Card: 1 of 1

Location:

134 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4479P173
 Reference 2 B6187P002
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.24	Acres-Frontage 1	5,000.00	1,200	100%		1,200
5.81	Acres-Rear Land 1-10	2,000.00	11,620	100%		11,620
Total Acres 7.05						Land Total 42,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1986	14X68	B 100	27,940	Avq+	60%	100%	100%	16,764
Encl Frame Porch	1986	84	C 100	2,492	Avq.	89%	100%	100%	2,218
Wood Deck	1986	160	C 100	1,344	Avq.	89%	100%	100%	1,196
Wood Deck	2000	105	C 100	882	Avq.	97%	100%	100%	856
Frame Shed	2000	100	C 100	700	Avq.	97%	100%	100%	679
952 SFLA						Outbuilding Total			21,713
Acpt Land		42,800	Accepted Bldg		21,700	Total			64,500

Oakland
 Name: BOUDREAU, PETER W. & JENNIFER M.

Valuation Report

07/15/2016
 Page 822
 008-039-2-01
 GOLDEN ROAD

Account: 3533 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private

Reference 1 B12158P328
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.76	Acres-Wasteland	50.00	88	100%		88
1.22	Acres-Rear Land 1-10	2,000.00	2,440	100%		2,440
Total Acres 3.98					Land Total	26,528
Acpt Land		26,500	Accepted Bldg		0	Total
						26,500

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/30/2015
Sale Price 229,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B12197P36

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Frontage 1	5,000.00	2,500	100%	Excess Frt	2,500
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 3.00			Land Total			35,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	988 Sqft	Grade B 110	Base	146,763
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	940 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,529
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,142
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,461
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	184,314
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	94% 100%	168,058

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2004	896	C 100	66,483	Avq.	97%	94%	100%	60,620
1 Story/BASEMENT	2005	208	B 110	18,040	Avq.	97%	94%	100%	16,449
Open Frame Porch	2005	96	B 110	2,090	Avq.	97%	100%	100%	2,027
Wood Deck	2005	48	B 110	568	Avq.	97%	100%	100%	551
Wood Deck	2012	180	B 100	1,935	Avq.	97%	100%	100%	1,877
Frame Shed	2012	308	B 100	2,759	Avq.	97%	100%	100%	2,676
Outbuilding Total									84,200

Acpt Land

35,500

Accepted Bldg

252,300

Total

287,800

Valuation Report

Map/Lot:

008-039-4

Account: 3830 Card: 1 of 1

Location:

55 GOLDEN ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data	
Sale Date	04/01/1998
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1: B6122P262
Reference 2: B6122P261 EASEMENT DEED
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			32,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	912 Sqft	Grade B 100	Base	135,295
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,034
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	GOOD	GOOD	Average	Typical	143,555	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	99%	100%	137,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	216	B 100	4,050	Avq.	97%	100%	100%	3,928
Frame Shed	2003	100	C 100	700	Avq.	97%	100%	100%	679
Wood Deck	2003	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Frame Shed	2010	100	C 100	700	Avq.	97%	100%	100%	679
Patio	2010	140	D 100	314	Avq.	97%	100%	100%	305
ONE STORY FRAME	2011	196	B 100	12,996	Avq.	97%	99%	100%	12,480
Outbuilding Total									20,074

Acpt Land

32,000

Accepted Bldg

157,900 **Total**

189,900

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/23/2005
 Sale Price 36,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B8951P141

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.49	Acres-Rear Land 1-10	2,000.00	6,980	100%		6,980
Total Acres 4.49			Land Total			36,980

Dwelling Description

Replacement Cost New

Conventional	One Story	1,884 Sqft	Grade A 100	Base	216,599
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1884 Sqft, Grade A	Basement Gar	None	Fin Bsmt	42,202
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,427
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	10,752
Attic	Floor & Stairs			Attic	8,440
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,110
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	290,890
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	98% 100%	276,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
1.50 ST GARAGE..	2006	528	A 100	15,375	Avq.	97%	100%	100%	14,914	
Open Frame Porch	2006	176	A 100	4,166	Avq.	97%	100%	100%	4,041	
Open Frame Porch	2006	83	A 100	2,083	Avq.	97%	100%	100%	2,021	
1.50 ST SHED....	2011	192	B 100	2,236	Avq.	97%	100%	100%	2,169	
1,884 SFLA									Outbuilding Total	23,145

Acpt Land

37,000

Accepted Bldg

299,700

Total

336,700

Oakland
 Name: BICKFORD, HARVEY W.

Valuation Report

07/15/2016

Page 826

Map/Lot: 008-040

Account: 917 Card: 1 of 1

Location: 150 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: LevelRolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2203P232

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.44	Acres-Rear Land 1-10	2,000.00	2,880	100%		2,880
Total Acres 2.44			Land Total			32,880

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Above Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	67,890	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1973	576	C 100	8,064	Avq+	84%	100%	100%	6,774
Wood Deck	1983	312	C 100	2,621	Avq+	84%	100%	100%	2,202
Frame Shed	2012	160	B 100	1,434	Avq.	97%	100%	100%	1,391
Frame Garage	2015	336	B 100	6,021	Avq.	97%	100%	100%	5,840
960 SFLA									
Outbuilding Total									16,207

Acpt Land 32,900 **Accepted Bldg** 84,100 **Total** 117,000

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9988P190
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 02/20/2009
Sale Price 127,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	30,000.00	27,331 100%		27,331
Total Acres 0.83				Land Total	27,331

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 100	Base	80,181
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,434
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Good	Typical	81,232			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	71,484				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	160	C 100	8,288	Good	88%	100%	100%	7,293
Frame Garage	1974	384	C 100	5,376	Good	88%	100%	100%	4,731
Wood Deck	2005	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,148 SFLA									
Outbuilding Total									14,027

Accpt Land 27,300 **Accepted Bldg** 85,500 **Total** 112,800

Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/15/2015
 Sale Price: 128,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11982P35
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	30,000.00	24,556	100%		24,556
Total Acres 0.67				Land Total		24,556

Dwelling Description

Replacement Cost New

Ranch	One Story	1,174 Sqft	Grade C 100	Base	91,638
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,644
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,893
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	TYPICAL	TYPICAL	Average	Typical	94,987			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		74%	100%	100%			
Value(Rcnld)						70,290			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1959	416	C 100	5,824	Avg.	74%	100%	100%	4,310
Frame Shed	1959								200
----- S O U N D V A L U E -----									
Outbuilding Total									4,510
Acpt Land		24,600		Accepted Bldg		74,800		Total	
									99,400

Valuation Report

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/28/2013
Sale Price: 115,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B11342P161
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	30,000.00	19,209	100%		19,209
Total Acres 0.41						19,209

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	TYPICAL	TYPICAL	Average	Typical	81,984			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		74%	100%	100%			
Value(Rcnld)						60,668			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	528	C 100	7,392	Avg.	74%	100%	100%	5,470
Wood Deck	2008	192	C 100	1,613	Avg.	97%	100%	100%	1,565
1,000 SFLA									
Outbuilding Total									7,035
Acpt Land		19,200		Accepted Bldg		67,700		Total	86,900

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5220P187
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 09/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000 100%		30,000
Total Acres 1.00				Land Total	30,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	988 Sqft	Grade C 100	Base	112,253
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	TYPICAL	TYPICAL	Average	Typical	114,773	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		85%	98%	100%	95,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1978	480	C 100	7,728	Avq.	85%	100%	100%	6,569
Open Frame Porch	1978	87	C 100	1,358	Avq.	85%	100%	100%	1,154
ONE STORY FRAME	1978	248	C 100	12,846	Avq.	85%	98%	100%	10,701
Wood Deck	1997	256	C 100	2,150	Avq.	96%	100%	100%	2,064
1,977 SFLA									
Outbuilding Total									20,488

Acpt Land	30,000	Accepted Bldg	116,100	Total	146,100
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Neighborhood 19 RICE RIPS ROAD..

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2896P69
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.90	Acres-Rear Land 1-10	2,000.00	7,800	100%		7,800
Total Acres 4.90			Land Total			37,800

Dwelling Description

Replacement Cost New

Other	Two Story	1,680 Sqft	Grade C 105	Base	193,423
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,940
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,693
Rooms	10	HEARTHES	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	9,702
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1986	0	TYPICAL	TYPICAL	Average	Typical	214,758					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
Overbuilt		None		89%	74%	100%	141,440				
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
1 Story/BASEMENT	1980	720	C 105	46,570	Avq.	89%	74%	100%	30,671		
2 STORY SHED....	1980	192	D 100	1,613	Avq.	86%	100%	100%	1,387		
Wood Deck	1990	716	C 100	6,014	Avq.	92%	50%	100%	2,766		
Jacuzzi #	1986	1	C 105	3,675	Avq.	89%	100%	100%	3,271		
Wood Deck	1996	96	C 100	806	Avq.	95%	100%	100%	766		
Wood Deck	2009	84	C 100	706	Avq.	97%	100%	100%	685		
4,080 SFLA											
Accpt Land							37,800	Accepted Bldg	181,000	Total	218,800
									Outbuilding Total	39,546	

Account: 1968 Card: 1 of 1

Map/Lot: 008-046
 Location: 192 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/22/2011
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10714P318
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.97	Acres-Rear Land 11-20	600.00	582	100%		582
0.99	REAR2-Rear 21+	500.00	495	100%		495
Total Acres 12.96						Land Total 51,077

Dwelling Description

Replacement Cost New

Conventional	One Story	1,556 Sqft	Grade C 100	Base	115,170
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,338
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	1/4 Finished			Attic	7,403
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	107,915			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		90%	90% 100%	87,411			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1987	54	C 100	1,652	Avq.	90%	90%	100%	1,338
Frame Shed	1972	448	D 100	2,509	Poor	70%	75%	100%	1,317
Frame Shed	1987								100
1,556 SFLA				----- S O U N D V A L U E -----					100
						Outbuilding Total			2,755
Acpt Land		51,100	Accepted Bldg		90,200	Total		141,300	

Valuation Report

Map/Lot:

008-046-1

Account: 3032 Card: 1 of 1

Location:

198 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/18/2011
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10693P185
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90			Land Total			33,800

Dwelling Description

Replacement Cost New

Other	Two Story	1,392 Sqft	Grade B 90	Base	199,712
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-6,735
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,902
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,871
Attic	Floor & Stairs			Attic	4,490
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-2,245
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Above Average	Typical	206,995
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	93%	100%
						Value(Rcnld)
						134,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1850	28	B 90	1,064	Avq+	70%	100%	100%	745
1.50 ST GARAGE..	1920	780	D 110	12,492	Avq.	65%	80%	100%	6,496
Wood Deck	2012	480	B 100	5,160	Avq.	97%	100%	100%	5,005
2,784 SFLA									
Outbuilding Total									12,246

Acpt Land 33,800 **Accepted Bldg** 147,000 **Total** 180,800

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4942P30
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
4.45	REAR2-Rear 21+	500.00	2,225	100%		2,225
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 25.45						Land Total 58,225

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,688 Sqft	Grade B 100	Base		205,173
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,986
Rooms	6	HEARTH	ONE HEARTH	HEARTH		1,075
Bedrooms	3	Add Fixtures	2			
Baths	2	Half Baths	1	Plumbing		7,526
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			221,760
1999	0	GOOD	GOOD	Average				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	97%	93%	100%	200,050			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	280	B 100	22,078	Avq.	97%	93%	100%	19,917
1.50 ST GARAGE..	1999	1080	B 100	25,159	Avq.	97%	100%	100%	24,404
Open Frame Porch	1999	288	B 100	5,340	Avq.	97%	100%	100%	5,180
Open Frame Porch	1999	84	B 100	1,684	Avq.	97%	100%	100%	1,633
2,812 SFLA									
Outbuilding Total									51,134

Acpt Land	58,200	Accepted Bldg	251,200	Total	309,400
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Oakland
 Name: ANICH, SUSANNE B.

Valuation Report

07/15/2016

Page 835

Map/Lot:

008-048

Account: 520 Card: 1 of 1

Location:

MARSTON ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B6555P122
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	07/01/2001
Sale Price	82,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
26.50	Acres-Rear Land 11-20	600.00	15,900	100%		15,900	
Total Acres 36.50					Land Total	35,900	
Acpt Land		35,900	Accepted Bldg		0	Total	35,900

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Map/Lot:

008-049

Account: 3898 Card: 1 of 1

Location:

RICE RIPS ROAD (OFF)

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B713P164

Reference 2

Tran/Land/Bldg 1 3 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Size/Shape	10,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
4.83	REAR2-Rear 21+	500.00	2,415	100%		2,415
Total Acres 24.83					Land Total	18,415
Acpt Land		18,400	Accepted Bldg		0	Total
						18,400

Oakland
 Name: SIMPSON, PEARLY E.

Valuation Report

07/15/2016

Page 837

Map/Lot:

009-001

Account: 462 Card: 1 of 1

Location:

MARSTON ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1894P296
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.00	Acres-Rear Land 11-20	600.00	600	100%		600
Total Acres 11.00					Land Total	20,600
Acpt Land			20,600	Accepted Bldg		0
				Total		20,600

Oakland
 Name: SALESKI, LORI A.

Valuation Report

07/15/2016

Page 838

Map/Lot:

009-002

Account: 99 Card: 1 of 1

Location:

MARSTON ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5055P184
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 1.40				Land Total		2,800
Acpt Land		2,800	Accepted Bldg	0	Total	2,800

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2637P88
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
9.69	Acres-Rear Land 1-10	2,000.00	19,380	100%		19,380
Total Acres 10.69			Land Total			49,380

Dwelling Description

Replacement Cost New

Ranch	One Story	1,804 Sqft	Grade D 110	Base	114,793
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,111
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,445
Rooms	7	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Capped Only			Insulation	-1,111
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	1984	TYPICAL	TYPICAL	Above Average	Typical	96,266
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
LAYOUT.....	None	82%	89%	100%	70,255	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1969	126	D 110	1,676	Avq+	82%	90%	100%	1,237
Wood Deck	1969	588	D 110	4,346	Avq+	82%	90%	100%	3,208
Wood Deck	1969	192	D 110	1,420	Avq+	82%	90%	100%	1,048
Swimming Pool	1969	1	D 110	6,160	Avq.	99%	100%	100%	6,098
Frame Shed	1969	48	D 100	269	Avq+	82%	100%	100%	221
1 ST BARN.....	1977	2796	C 100	46,973	Avq.	84%	50%	100%	19,728
Frame Shed	1977	1568	C 100	10,976	Avq.	84%	50%	100%	4,610
RIDING RING.....	1977	4600	D 100	77,280	Poor	74%	30%	100%	17,156
1,804 SFLA						Outbuilding Total			53,306

Acpt Land	49,400	Accepted Bldg	123,600	Total	173,000
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Oakland
 Name: HOLMES, NATHAN R.

Valuation Report

07/15/2016

Page 840

Map/Lot:

009-004

Account: 951 Card: 1 of 1

Location:

COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	11/26/2013
Sale Price	21,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B11594P099 JT

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	19,380	80%	Restrictio	19,200
2.30	Acres-Rear Land 1-10	2,000.00	4,600	50%	Restrictio	2,300
Total Acres 3.30					Land Total	21,500

Acpt Land	21,500	Accepted Bldg	0	Total	21,500
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Valuation Report

Account: 2159 Card: 1 of 1

Location: 33 HOLMES FARM ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/31/2005
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8292P309
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	30,000.00	27,166	100%		27,166
Total Acres 0.82						27,166

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	605
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Average	Typical	75,276			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		91%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1988	384	C 100	3,226	Avg.	91%	100%	100%	2,936
Wood Deck	1998	256	C 100	2,150	Avg.	96%	100%	100%	2,064
864 SFLA						Outbuilding Total			5,000
Acpt Land		27,200		Accepted Bldg		73,500		Total	100,700

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Account: 3252 Card: 1 of 1

Map/Lot:
 Location:

009-004-2
 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/30/2014
Sale Price	32,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11890P277
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200	
Total Acres 1.60					Land Total	25,200	
Acpt Land		25,200	Accepted Bldg		0	Total	25,200

Oakland
 Name: HOLMES FARMS ASSOCIATES INC.

Valuation Report

07/15/2016

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Map/Lot:

009-004-3

Account: 3251 Card: 1 of 1

Location:

COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5422P269

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200	
Total Acres 2.10				Land Total		26,200	

Acpt Land	26,200	Accepted Bldg	0	Total	26,200
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Oakland
 Name: CROSWELL, KIM C.

Valuation Report

07/15/2016

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Map/Lot:

009-004-4

Account: 3349 Card: 1 of 1

Location:

45 HOLMES FARM ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled Well
 Street Private

Sale Data
 Sale Date 06/01/1993
 Sale Price 38,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4434P255

Reference 2

Tran/Land/Bldg 1 1 97

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
12.13	REAR2-Rear 21+	500.00	6,065	50%		3,033	
Total Acres 33.13						Land Total	59,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST BARN....	1999	1280	C 100	25,088	Ava.	97%	100%	100%	24,335
Unfin Basement	1999	1280	C 100	12,544	Ava.	97%	100%	100%	12,168
AV POLE SHED....	2001	200	C 100	1,120	Ava.	97%	100%	100%	1,086
Outbuilding Total									37,589

Acpt Land 59,000 **Accepted Bldg** 37,600 **Total** 96,600

Oakland
 Name: HOLMES FARMS ASSOCIATES INC.

Valuation Report

07/15/2016

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Account: 4622 Card: 1 of 1

Map/Lot:
 Location:

009-004-5
 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5422P269

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50				Land Total		25,000

Acpt Land	25,000	Accepted Bldg	0	Total	25,000
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Oakland
Name: HOLMES FARMS ASSOCIATES, INC.

Valuation Report

07/15/2016
Page 846
009-004-6
HONEY LANE

Account: 4623 Card: 1 of 1
Map/Lot:
Location:

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
Topography Rolling
Utilities
Street Private

Reference 1
Reference 2
Tran/Land/Bldg 1 1 0
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 0.24				Land Total		480
Accpt Land		500	Accepted Bldg	0	Total	500

Oakland
 Name: LADD, WAYNE C.

Valuation Report

07/15/2016

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Map/Lot: 009-005

Account: 1168 Card: 1 of 1

Location: 103 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1327P100
 Reference 2 B11499P309 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.43	Acres-Rear Land 1-10	2,000.00	8,860	100%		8,860
Total Acres 5.43			Land Total			38,860

Dwelling Description				Replacement Cost New		
Other	One Story	792 Sqft	Grade C 100	Base		68,107
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	594 Sqft, Grade C	Basement Gar	None	Fin Bsmt		8,316
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,951
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,100
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition								
Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1975	0	TYPICAL	TYPICAL	Average	Typical	82,994		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		83%	100%	100%		
						68,885		
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
Frame Garage	1975	636	C 100	8,904	Avq.	83%	100%	100%
792 SFLA								7,390
						Outbuilding Total	7,390	

Acpt Land 38,900 **Accepted Bldg** 76,300 **Total** 115,200

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2796P5
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.66	Acres-Rear Land 1-10	2,000.00	1,320	100%		1,320
Total Acres 1.66			Land Total			31,320

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	80,025
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	876 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,264
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	92,289			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		89%	100%	100%	82,137		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	192	C 100	1,613	Avq.	96%	100%	100%	1,548
Frame Shed	1998	104	C 100	728	Avq.	96%	100%	100%	699
960 SFLA							Outbuilding Total		2,247

Acpt Land 31,300 **Accepted Bldg** 84,400 **Total** 115,700

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1999
Sale Price 119,750
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5945P105
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.50	Acres-Rear Land 1-10	2,000.00	5,000	100%		5,000
Total Acres 3.50			Land Total			35,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	113,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,346
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	125,884
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	85% 100%	100,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	280	C 100	2,352	Avq.	97%	100%	100%	2,281
Frame Shed	2003	96	B 100	860	Avq.	97%	100%	100%	834
Open Frame Porch	2005	152	B 100	2,904	Avq.	97%	100%	100%	2,817
1 Story/BASEMENT	2005	200	B 100	15,770	Avq.	97%	76%	100%	11,626
1S AD/GAR.....	2005	933	B 110	97,474	Avq.	97%	85%	100%	80,368
ONE STORY FRAME	2005	20	B 100	1,326	Avq.	97%	85%	100%	1,093
2,917 SFLA	Outbuilding Total								99,019

Acpt Land 35,000 **Accepted Bldg** 199,600 **Total** 234,600

Oakland
 Name: VARNEY, BARBARA H.

Valuation Report

07/15/2016

Page 850

Map/Lot: 010-001

Account: 721 Card: 1 of 1

Location: 618 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3794P130

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.70	Acres-Rear Land 11-20	600.00	420	100%		420
Total Acres 11.70						50,420

Dwelling Description				Replacement Cost New		
Cape Cod	One Story	752 Sqft	Grade C 95	Base		62,361
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		-1,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		13,327
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,000
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1950	0	TYPICAL	TYPICAL	Above Average	Typical		73,688
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None			73%	100%	100%	53,792

Outbuildings/Additions/Improvements				Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1950	16	C 95	559	Avq+	73%	100%	100%	408
Frame Garage	1965	1008	C 100	14,112	Avq.	77%	100%	100%	10,866
Frame Shed	1954								200
----- S O U N D V A L U E -----									200
752 SFLA									11,474

Acpt Land 50,400 **Accepted Bldg** 65,300 **Total** 115,700

Oakland
 Name: BARRETT, GAYLE A.

Valuation Report

07/15/2016

Page 851

Map/Lot:

010-002

Account: 181 Card: 1 of 1

Location:

634 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1456P554 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.40	Acres-Rear Land 11-20	600.00	240	100%		240
Total Acres 12.40						55,240

Dwelling Description				Replacement Cost New	
Ranch	One Story	924 Sqft	Grade D 100	Base	60,991
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,821
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		61,777
1978	0	TYPICAL	TYPICAL	Average			
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None			85%	80%	100%	42,008

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	112	D 100	4,641	Avq.	85%	80%	100%		3,156
1,036 SFLA										3,156
Outbuilding Total										3,156

Acpt Land 55,200 **Accepted Bldg** 45,200 **Total** 100,400

Oakland
 Name: MURPHY, HELEN R.

Valuation Report

07/15/2016

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Map/Lot:

010-003

Account: 2242 Card: 1 of 1

Location:

BELGRADE ROAD

Neighborhood 67 CAMP ROAD

Sale Data	
Sale Date	05/01/1996
Sale Price	14,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5124P219

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
0.92	Acres-Rear Land 1-10	1,600.00	1,472	100%		1,472
Total Acres 1.92					Land Total	20,672

Acpt Land	20,700	Accepted Bldg	0	Total	20,700
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5349P039
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 03/01/1997
 Sale Price 77,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.28	Acres-Rear Land 1-10	2,000.00	560	100%		560
Total Acres 1.28			Land Total			30,560

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,590
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Average	Typical	98,742
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	70,107

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1955	160	C 100	9,856	Avq.	71%	100%	100%	6,998
Encl Frame Porch	1955	81	C 100	2,408	Avq.	71%	100%	100%	1,710
Encl Frame Porch	1955	25	C 100	840	Avq.	71%	100%	100%	596
Frame Garage	1955	576	C 100	8,064	Avq.	71%	100%	100%	5,725
Frame Shed	1955	108	D 90	545	Fair	59%	100%	100%	322
Wood Deck	1994	192	C 100	1,613	Avq.	71%	100%	100%	1,145
1,280 SFLA									16,496

Acpt Land	30,600	Accepted Bldg	86,600	Total	117,200
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Oakland
 Name: MURPHY, HELEN R.

Valuation Report

07/15/2016

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Map/Lot:

010-003-2

Account: 3500 Card: 1 of 1

Location:

BELGRADE ROAD

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/01/1996
 Sale Price 14,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5124P219

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	560	90%	Size/Shape	17,280
0.13	Acres-Rear Land 1-10	1,600.00	208	100%		208
Total Acres 1.13					Land Total	17,488

Acpt Land 17,500 **Accepted Bldg** 0 **Total** 17,500

Oakland
 Name: MURPHY, LAWRENCE E.

Valuation Report

07/15/2016

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Map/Lot:

010-004

Account: 1626 Card: 1 of 1

Location:

DORE LANE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2056P18

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
3.70	Acres-Rear Land 1-10	1,600.00	5,920	100%		5,920
Total Acres 4.70					Land Total	25,120

Acpt Land	25,100	Accepted Bldg	0	Total	25,100
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Oakland
 Name: BOLDUC, DAVID

Valuation Report

07/15/2016

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Map/Lot: 010-005

Account: 1591 Card: 1 of 1

Location: 110 DORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1596P699
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	216,000	194,693 80%	Size/Shape	155,754
Total Acres 0.73			Land Total		155,754

Dwelling Description

Replacement Cost New

Log	One Story	760 Sqft	Grade D 110	Base	58,200
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,831
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,511
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-936
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Above Average	Typical	45,770
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	33,870	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1952	144	D 110	3,671	Avq+	74%	100%	100%	2,717
Open Frame Porch	1952	80	D 110	1,109	Avq+	74%	100%	100%	821
Frame Shed	1975	110	C 100	770	Avq+	85%	100%	100%	654
Frame Shed	1975								100
760 SFLA				----- S O U N D V A L U E -----					100
								Outbuilding Total	4,292

Acpt Land	155,800	Accepted Bldg	38,200	Total	194,000
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2056P18
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 25 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.65	Acres-Frontage 1	140,400	91,260	100%		91,260
0.59	Acres-Rear Land 1-10	3,600.00	2,124	100%		2,124
Total Acres 2.24			Land Total			309,384

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	624 Sqft	Grade C 100	Base		75,086
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement		-3,058
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,306
Rooms	7	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		
1979	0	TYPICAL	TYPICAL	Average			77,694
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	85%	100%	100%	66,040		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	496	C 100	25,693	Avq.	85%	100%	100%	21,839
Wood Deck	1979	128	D 100	860	Avq.	85%	100%	100%	731
Wood Deck	1979	795	D 100	5,342	Avq.	85%	100%	100%	4,541
Frame Garage	1979	360	D 100	4,032	Avq.	85%	100%	100%	3,427
Frame Shed	1988	170	D 100	952	Avq.	91%	100%	100%	866
1,432 SFLA	Outbuilding Total								31,404

Acpt Land	309,400	Accepted Bldg	97,400	Total	406,800
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7098P103
 Reference 2 B8391P191
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	10/04/2002
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.07	Acres-Rear Land 1-10	3,600.00	252	100%		252
Total Acres 0.57			Land Total			172,088

Dwelling Description

Replacement Cost New

Log	One Story	928 Sqft	Grade D 110	Base	67,307
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,005
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-1,143
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Good	Typical	58,964
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	53,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1980	192	D 110	4,854	Good	90%	100%	100%	4,369
Encl Frame Porch	1980	80	D 110	2,094	Good	90%	100%	100%	1,885
Wood Deck	1990	144	D 100	967	Avq.	92%	100%	100%	890
Frame Shed	2005	128	B 100	1,147	Avq.	97%	100%	100%	1,113
Wood Deck	2005	108	B 100	1,161	Avq.	97%	100%	100%	1,126
Wood Deck	2005	64	B 100	689	Avq.	97%	100%	100%	668
928 SFLA						Outbuilding Total			10,051

Acpt Land	172,100	Accepted Bldg	63,100	Total	235,200
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11161P062
 Reference 2 B11161P060
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	216,000	209,381	100%		209,381
Total Acres 0.91						209,381

Dwelling Description

Replacement Cost New

Conventional	One Story	1,396 Sqft	Grade B 110	Base	148,282
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1276 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,153
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,843
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	186,557
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				96%	100%	100%
						179,095

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1998	864	B 100	20,128	Avq.	96%	100%	100%	19,323
Wood Deck	1998	70	B 110	829	Avq.	96%	100%	100%	796
Open Frame Porch	1998	96	B 110	2,090	Avq.	96%	100%	100%	2,006
Open Frame Porch	1998	96	B 110	2,090	Avq.	96%	100%	100%	2,006
Wood Deck	1987	140	C 100	1,176	Avq.	90%	100%	100%	1,058
Wood Deck	1998	144	C 100	1,210	Avq.	96%	100%	100%	1,162
Frame Shed	2010	192	B 100	1,721	Avq.	97%	100%	100%	1,669
1,396 SFLA									28,020

Acpt Land 209,400 **Accepted Bldg** 207,100 **Total** 416,500

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1593P281
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
5.32	Acres-Rear Land 1-10	2,000.00	10,640	100%		10,640
Total Acres 6.32			Land Total			40,640

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,148 Sqft	Grade C 100	Base	90,037
Exterior	WOOD SHINGLE	Masonry Trim	96Sqft	Trim	403
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	287 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,018
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,829
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Full Finished			Attic	19,572
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Average	Typical	120,639
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	85,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1955	234	C 100	6,692	Avq.	71%	100%	100%	4,751
Open Frame Porch	1989	280	C 100	4,060	Avq.	71%	100%	100%	2,883
2 STORY GARAGE	1965	1008	C 100	21,168	Avq.	71%	80%	100%	12,023
Patio	1975	208	D 100	466	Avq.	83%	100%	100%	387
Patio	1975	648	C 100	1,814	Avq.	71%	100%	100%	1,288
Swimming Pool	1975	64	D 100	5,600	Avq.	83%	100%	100%	4,648
Frame Shed	1975	16	D 100	90	Avq.	83%	100%	100%	75
Wood Deck	1996	300	C 100	2,520	Avq.	95%	75%	100%	1,796
1,148 SFLA						Outbuilding Total			27,851

Acpt Land	40,600	Accepted Bldg	113,500	Total	154,100
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Oakland
 Name: LIBBY, SARAH W.

Valuation Report

07/15/2016

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Account: 4531 Card: 1 of 1

Map/Lot:
 Location:

010-009-1
 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level

Utilities

Street

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B1593P281

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	10,640	50%	Access	12,000
1.92	Acres-Rear Land 1-10	2,000.00	3,840	100%		3,840
Total Acres 2.92					Land Total	15,840

Acpt Land 15,800 **Accepted Bldg** 0 **Total** 15,800

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3909P023

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950
3.60	Acres-Rear Land 1-10	2,000.00	7,200	100%		7,200
Total Acres 7.60			Land Total			48,150

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 110	Base	98,055
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,415
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	GOOD	GOOD	Above Average	Typical	102,764
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	91%	100%
						Value(Rcnld)
						65,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1920	975	C 110	82,732	Avq+	70%	91%	100%	52,700
ONE STORY FRAME	1920	351	C 110	20,000	Avq+	70%	91%	100%	12,740
ONE STORY FRAME	1980	208	B 100	13,791	Good	90%	91%	100%	11,295
Wood Deck	1985	57	C 100	479	Avq.	89%	100%	100%	426
Wood Deck	2005	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Frame Shed	2005	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1.50 ST GARAGE..	2007	672	B 100	15,655	Avq.	97%	100%	100%	15,185
3,281 SFLA									
Outbuilding Total									94,641

Acpt Land	48,200	Accepted Bldg	160,100	Total	208,300
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Oakland
 Name: TILTON, DALE V.

Valuation Report

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Map/Lot:

011-001-1

Account: 3828 Card: 1 of 1

Location:

SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B3677P155
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40					Land Total	26,800
Acpt Land		26,800	Accepted Bldg		0	Total
						26,800

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 04/30/2015
Sale Price 375,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11908P160 JT
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.40	Acres-Frontage 1	140,400	56,160	100%		56,160
8.60	Acres-Rear Land 1-10	3,600.00	30,960	100%		30,960
Total Acres 10.00						Land Total 303,120

Dwelling Description

Replacement Cost New

Log	One Story	512 Sqft	Grade D 110	Base	44,756
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,623
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Minimal			Insulation	-631
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	GOOD	TYPICAL	Good	Typical	39,350
Functional Obsolescence						Value(Rcnld)
None						30,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1952	182	D 90	6,789	Avq.	70%	100%	100%	4,752
Open Frame Porch	1952	40	D 110	616	Good	78%	100%	100%	480
ONE STORY FRAME	2000	120	D 110	5,470	Good	78%	100%	100%	4,267
Frame Garage	1952	440	D 100	4,928	Avq.	70%	100%	100%	3,450
Open Frame Porch	1952	84	D 90	948	Avq.	70%	100%	100%	664
Frame Shed	1952			----- S O U N D V A L U E -----					200
Wood Deck	2002	30	C 100	252	Avq.	97%	100%	100%	244
Wood Deck	2002	32	C 100	269	Avq.	97%	100%	100%	261
ONE STORY FRAME	2002	252	C 100	13,054	Avq.	97%	100%	100%	12,662
1,066 SFLA									
Outbuilding Total									26,980

Acpt Land 303,100 **Accepted Bldg** 57,700 **Total** 360,800

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/14/2015
 Sale Price 414,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12076P19
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	216,000	159,637 100%		159,637
Total Acres 0.40				Land Total	159,637

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,280 Sqft	Grade B 100	Base	163,352
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-16,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	GOOD	GOOD	Above Average	Typical	154,285			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
OTHER.....		None		84%	39%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1972	40	B 100	2,652	Avq+	84%	39%	100%	869
1 Story/BASEMENT	1972	432	B 100	34,062	Avq+	84%	84%	100%	24,034
Wood Deck	1988	160	B 100	1,721	Avq+	84%	100%	100%	1,446
2,392 SFLA									
Outbuilding Total								26,349	
Acpt Land		159,600	Accepted Bldg		76,900	Total		236,500	

Oakland
 Name: CORWIN, DAVID S.

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Map/Lot:

011-004

Account: 1002 Card: 1 of 1

Location:

ASTER LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	08/01/2001
Sale Price	224,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B6576P346

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	216,000	143,564	90%	Vacancy	129,207
Total Acres 0.29				Land Total		129,207
Acpt Land		129,200	Accepted Bldg	0	Total	129,200

Oakland
 Name: BUNN, STEPHEN C.

Valuation Report

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Map/Lot: 011-005

Account: 1320 Card: 1 of 1

Location: 47 ASTER LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/26/2013
 Sale Price 350,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11459P109
 Reference 2
 Tran/Land/Bldg 1 1 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	216,000	149,818 100%		149,818
Total Acres 0.33				Land Total	149,818

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	768 Sqft	Grade C 100	Base	93,280
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,763
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-941
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	TYPICAL	TYPICAL	Average	Typical	91,936	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	86,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	112	C 100	1,708	Avq.	94%	100%	100%	1,606
Wood Deck	1993	128	C 100	1,075	Avq.	94%	100%	100%	1,010
Frame Garage	1992	576	C 100	8,064	Avq.	93%	100%	100%	7,500
Wood Deck	2001	116	C 100	974	Avq.	97%	100%	100%	945
1,344 SFLA									
Outbuilding Total									11,061

Acpt Land	149,800	Accepted Bldg	97,500	Total	247,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/20/2015
 Sale Price 304,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12168P62
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	216,000	174,074 100%		174,074
Total Acres 0.52			Land Total		174,074

Dwelling Description

Replacement Cost New

Conventional	Two Story	816 Sqft	Grade C 100	Base	114,816
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,021
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Minimal			Insulation	-2,285
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	1975	TYPICAL	TYPICAL	Above Average	Typical	122,012
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						90,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	140	D 100	1,680	Avq.	83%	100%	100%	1,394
Wood Deck	2004	328	B 100	3,527	Avq.	97%	100%	100%	3,421
Frame Garage	1955	576	C 100	8,064	Avq.	71%	100%	100%	5,725
Frame Shed	1970	84	D 100	470	Avq.	80%	100%	100%	376
Wood Deck	1970	40	C 100	336	Avq.	80%	100%	100%	269
Wood Deck	2009	96	B 100	1,032	Avq.	97%	100%	100%	1,001
1,632 SFLA									
Outbuilding Total									12,186

Acpt Land	174,100	Accepted Bldg	102,500	Total	276,600
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5967P072
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.25	Acres-Rear Land 1-10	3,600.00	900	100%		900
Total Acres 1.00			Land Total			197,337

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	113,978
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	119,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	99% 100%	112,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	288	C 100	4,172	Avq.	95%	100%	100%	3,963
Wood Deck	1995	80	C 100	672	Avq.	95%	100%	100%	638
Wood Deck	1995	80	C 100	672	Avq.	95%	100%	100%	638
1.50 ST GARAGE..	1999	576	B 100	13,419	Avq.	97%	100%	100%	13,016
1,764 SFLA									18,255
Outbuilding Total									18,255

Acpt Land 197,300 **Accepted Bldg** 130,600 **Total** 327,900

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1512P85
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	216,000	151.301 100%		151,301
Total Acres 0.34				Land Total	151,301

Dwelling Description

Replacement Cost New

Other	One Story	588 Sqft	Grade D 100	Base	44,433
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,470
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-659
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1936	0	OLD TYPE	Obsolete	Average	Typical	36,069
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	98% 100%	22,976

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1936	208	D 100	2,442	Avq.	65%	100%	100%	1,587
Wood Deck	1985	96	C 100	806	Avq.	89%	100%	100%	717
Frame Shed	1936	208	C 100	1,456	Avq.	65%	100%	100%	946
Wood Deck	2002	168	C 100	1,411	Avq.	97%	100%	100%	1,369
ONE STORY FRAME	2002	40	C 100	2,072	Avq.	97%	100%	100%	2,010
628 SFLA									6,629
Outbuilding Total									6,629

Acpt Land	151,300	Accepted Bldg	29,600	Total	180,900
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1512P85
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	494 Sqft	Grade D 100	Base	39,800
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,075
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-553
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1953	0	Obsolete	Obsolete	Fair	Typical					31,363
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		57%	95%	100%				16,983
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1953	120	D 100	1,456	Fair	57%	100%	100%	830	
Frame Garage	1980	240	C 100	3,360	Ava.	86%	100%	100%	2,890	
494 SFLA										
						Outbuilding Total		3,720		
Acpt Land			0	Accepted Bldg		20,700	Total		20,700	

Oakland
 Name: GIFFORD, PETER K.

Valuation Report

07/15/2016

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Map/Lot:

011-009

Account: 3044 Card: 1 of 1

Location:

GIFFORD PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/01/2000
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6235P104

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	90%	Vacancy	0
0.38	Acres-Homesite (Fract)	3,600.00	900	50%	Restrictio	0
0.38	Acres-Homesite (Fract)	3,600.00	30,960	75%	Restrictio	52,973
Total Acres 0.38					Land Total	52,973

Acpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 10/15/2014
Sale Price 240,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11826P229
Reference 2
Tran/Land/Bldg 2 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	216,000	136,702	100%		136,702
Total Acres 0.25						136,702

Dwelling Description

Replacement Cost New

Log	One & 1/2 Story	600 Sqft	Grade C 95	Base	69,506
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	..... 3/4 Bmt	Basement	-1,396
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,995
Insulation	Full			Insulation	0
Unfin. Living Area	25%			Unfinished	-1,795

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1946	0	TYPICAL	TYPICAL	Average	Typical	68,310			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
SMALL SIZE.....		None		66%	90%	100%			
Value(Rcnld)						40,576			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1946	88	C 95	5,149	Avq.	66%	90%	100%	3,058
Encl Frame Porch	1946	279	C 95	7,554	Avq.	66%	90%	100%	4,487
Encl Frame Porch	1946	42	C 95	1,250	Avq.	66%	90%	100%	743
Wood Deck	1980	168	D 100	1,128	Avq.	86%	100%	100%	970
Wood Deck	1980	128	D 100	860	Avq.	86%	100%	100%	740
Frame Garage	1975	288	D 100	3,226	Avq.	83%	100%	100%	2,678
Wood Deck	1989	128	C 95	1,022	Avq.	66%	90%	100%	608
763 SFLA						Outbuilding Total			13,284
Acpt Land		136,700		Accepted Bldg		53,900		Total	190,600

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography SteepRough
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/22/2015
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12128P101 TC
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
Total Acres 0.38			Land Total			156,958

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade D 110	Base	64,921
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,089
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Below Average	Typical	63,832
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		Location		72%	80%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
ONE STORY FRAME	2000	480	C 100	24,864	Avg.	97%
1,364 SFLA						100%
Outbuilding Total						24,118

Acpt Land 157,000 **Accepted Bldg** 60,900 **Total** 217,900

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography SteepRough
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B0890P196
 Reference 2 LIFE LEASE B8187P286
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 12 39 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.63	Acres-Rear Land 1-10	3,600.00	2,268	100%		2,268
Total Acres 1.13					Land Total	174,104

Dwelling Description				Replacement Cost New		
Ranch	One Story	832 Sqft	Grade D 110	Base		62,103
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement		-1,025
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1961	0	TYPICAL	TYPICAL	Average	Typical	61,078				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
COND/DES/UTIL...	None	75%	87%	100%	39,853					
Outbuildings/Additions/Improvements						Percent Good				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1993	576	C 100	8,064	Avq.	94%	100%	100%	7,580	
Frame Garage	1955	336	D 100	3,763	Poor	55%	100%	100%	2,070	
Frame Shed	1992	100	E 100	350	Avq.	93%	100%	100%	326	
Frame Shed	1992	100	E 100	350	Avq.	93%	100%	100%	326	
Frame Shed	1980								100	
832 SFLA									100	
						Outbuilding Total				10,402

Acpt Land	174,100	Accepted Bldg	50,300	Total	224,400
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Oakland
 Name: BUOTTE, ALLAN

Valuation Report

07/15/2016

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Map/Lot:

011-013

Account: 1518 Card: 1 of 1

Location:

GIFFORD PLACE

Neighborhood 53 POND ROAD
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities Septic System
 Street Private

Sale Data
 Sale Date 10/15/2014
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11826P229
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.23	Acres-Rear Land 1-10	2,000.00	460	100%		460	
Total Acres 0.23				Land Total		460	
Acpt Land		500	Accepted Bldg		0	Total	
						500	

Oakland
 Name: GAUNCE, CHARLES R.

Valuation Report

07/15/2016

Page 877

Map/Lot:

011-014

Account: 4593 Card: 1 of 1

Location:

35 GAUNCE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....

Topography Rolling

Utilities

Street Private

LAND USE..... UTILITY.....

BUILDING USE.... 95

Reference 1 B4404P032

Reference 2 B7802P166

Tran/Land/Bldg 1 1 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	216,000	216,000	90%	Vacancy	194,400	
2.23	Acres-Frontage 1	140,400	313,092	73%	Excess Frt	228,557	
10.00	Acres-Rear Land 1-10	3,600.00	36,000	100%		36,000	
4.37	Acres-Rear Land 11-20	2,160.00	9,439	100%		9,439	
Total Acres 17.60						Land Total	468,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2007	234	B 100	2,097	Avq.	97%	100%	100%	2,034
Patio	2007	672	C 100	1,882	Avq.	97%	100%	100%	1,826
Frame Shed	2007	104	B 100	932	Avq.	97%	100%	100%	904
Outbuilding Total									4,764

Acpt Land	468,400	Accepted Bldg	4,800	Total	473,200
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2477P185
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.40	Acres-Frontage 1	140,400	56,160	100%		56,160
1.27	Acres-Rear Land 1-10	3,600.00	4,572	100%		4,572
Total Acres 2.67			Land Total			276,732

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	1,209 Sqft	Grade A 100	Base	198,994
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	1,354
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,080
Heating	100% Hot Water BB	Cooling	0% Refrig.A/C	Heat	7,152
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	12,096
Attic	Floor & Stairs			Attic	5,416
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,032
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	GOOD	GOOD	Good	Typical	241,828
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	92% 100%	202,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1983	825	A 100	81,312	Good	91%	92%	100%	68,074	
ONE STORY FRAME	1983	375	A 100	31,080	Good	91%	92%	100%	26,020	
Open Frame Porch	1983	60	A 100	1,568	Good	91%	100%	100%	1,427	
Frame Garage	1983	850	A 100	19,040	Good	91%	100%	100%	17,326	
Wood Deck	1983	492	C 100	4,133	Fair	82%	100%	100%	3,389	
Unfinished Attic	1983	338	A 100	1,515	Good	91%	100%	100%	1,379	
Jacuzzi #	1983	1	C 100	3,500	Avq.	99%	100%	100%	3,465	
Frame Garage	2006	420	A 100	9,408	Avq.	97%	100%	100%	9,126	
3,014 SFLA									Outbuilding Total	130,206

Acpt Land	276,700	Accepted Bldg	332,700	Total	609,400
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Oakland
 Name: SALBERG, ROBERT H. & PATRICIA G.,

Valuation Report

07/15/2016

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Account: 4184 Card: 1 of 1

Map/Lot:
 Location:

011-014-02
 SNOW POND ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7802P168

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	90%	Vacancy	194,400
4.67	Acres-Rear Land 1-10	3,600.00	16,812	100%		16,812
Total Acres 5.67					Land Total	211,212

Acpt Land	211,200	Accepted Bldg	0	Total	211,200
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	12/31/2010
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B10691P131
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.20	Acres-Frontage 1	140,400	28,080	100%		28,080
0.57	Acres-Rear Land 1-10	3,600.00	2,052	100%		2,052
Total Acres 1.77					Land Total	246,132

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,024 Sqft	Grade B 100	Base	150,822
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-19,268
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-10,322
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,753
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	GOOD	GOOD	Average	Typical	121,705			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	118,054			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2009	515	B 100	5,537	Avq.	97%	100%	100%	
Open Frame Porch	2009	200	B 100	3,763	Avq.	97%	100%	100%	
1,536 SFLA						Outbuilding Total			9,021

Acpt Land 246,100 **Accepted Bldg** 127,100 **Total** 373,200

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelLow
 Utilities DugWell/LakeCesspool
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6506P122
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 02/01/1991
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	216,000	151.301 100%		151,301
Total Acres 0.34				Land Total	151,301

Dwelling Description

Replacement Cost New

Conventional	One Story	559 Sqft	Grade D 100	Base	43,004
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,348
Rooms	4	HEARTH	TWO HEARTH	HEARTH	1,344
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-626
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	1999	TYPICAL	TYPICAL	Good	Typical	34,800			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
Value(Rcnld)						27,144			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	40	D 100	269	Poor	59%	100%	100%	159
Frame Shed	1950	60	D 100	336	Fair	55%	100%	100%	185
559 SFLA									
Outbuilding Total									344

Acpt Land 151,300 **Accepted Bldg** 27,500 **Total** 178,800

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography LowRolling
Utilities DugWell/LakeSeptic System
Street Private

Reference 1 B2828P229
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	216,000	155,582	100%		155,582
0.53	Acres-Rear Land 1-10	3,600.00	1,908	100%		1,908
Total Acres 0.90			Land Total			157,490

Dwelling Description

Replacement Cost New

Other	One Story	816 Sqft	Grade D 100	Base	55,668
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-9,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,427
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-914
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	TYPICAL	TYPICAL	Good	Typical	42,403
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	78%	100%	100%	33,074	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1995	252	C 100	2,117	Avq.	95%	100%	100%	2,011
Frame Shed	1985	200	C 100	1,400	Avq.	89%	100%	100%	1,246
Frame Shed	2003	72	C 100	504	Avq.	97%	100%	100%	489
Frame Shed	2003	32	C 100	224	Avq.	97%	100%	100%	217
Wood Deck	2003	110	C 100	924	Avq.	97%	100%	100%	896
816 SFLA									4,859
Outbuilding Total									4,859

Acpt Land	157,500	Accepted Bldg	37,900	Total	195,400
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingLow
 Utilities Septic SystemDugWell/Lake
 Street Private

Sale Data
 Sale Date 08/05/2015
 Sale Price 180,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7085P176
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	216,000	117,981	100%		117,981
0.22	Acres-Rear Land 1-10	3,600.00	792	100%		792
Total Acres 0.38			Land Total			118,773

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade D 110	Base	75,945
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Above Average	Typical	62,343
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						49,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Frame Shed	1994	64	D 100	358	Avq.	94%	100%	100%	337
Encl Frame Porch	1965	192	D 110	4,854	Avq+	80%	100%	100%	3,883
960 SFLA						Outbuilding Total			6,223

Acpt Land 118,800 **Accepted Bldg** 56,100 **Total** 174,900

Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

07/15/2016

Page 884

Map/Lot: 011-018

Account: 2266 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35

Reference 2 B1623P037

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	79,200.00	79,200	50%	Vacancy	0	
1.00	Site -Condo Site	3,600.00	792	90%	Restrictio	35,640	
Total Acres 0.00			Land Total			35,640	
Acpt Land		35,600	Accepted Bldg		0	Total	
						35,600	

Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

07/15/2016

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Map/Lot: 011-018-001

Account: 2284 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 1

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography LowLevel
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Other	One Story	1,024 Sqft	Grade C 100	Base	90,638
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-15,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	1/2 Finished			Attic	8,918
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			87,023	
2006	0	GOOD	GOOD	Average					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	84,412		
Outbuildings/ Additions/ Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2006	128	C 100	1,932	Avq.	97%	100%	100%	1,874
Wood Deck	2006	285	C 100	2,394	Avq.	97%	100%	100%	2,322
1,024 SFLA						Outbuilding Total			4,196

Acpt Land 79,200 **Accepted Bldg** 88,600 **Total** 167,800

Valuation Report

Account: 2278 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 2

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography LowRolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Other	Two Story	320 Sqft	Grade C 100	Base	59,719
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		
1999	0	TYPICAL	TYPICAL	Average			55,015
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	53,365

		Outbuildings/ Additions/ Improvements			Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1999	88	C 100	739	Avq.	97%	100%	100%	717
Wood Deck	1999	320	C 100	2,688	Avq.	97%	100%	100%	2,607
Wood Deck	1999	84	C 100	706	Avq.	97%	100%	100%	685
ONE STORY FRAME	1999	320	C 100	16,576	Avq.	97%	100%	100%	16,079
Wood Deck	2001	224	C 100	1,882	Avq.	97%	100%	100%	1,826
Wood Deck	2001	320	C 100	2,688	Avq.	97%	100%	100%	2,607
960 SFLA					Outbuilding Total			24,521	

Acpt Land	79,200	Accepted Bldg	77,900	Total	157,100
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Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

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Map/Lot: 011-018-003

Account: 2279 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 3

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Below StreetRolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Other	One Story	896 Sqft	Grade C 100	Base	81,965
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	1/2 Finished			Attic	8,022
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		79,336
2006	0	GOOD	GOOD	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	76,956

		Outbuildings/ Additions/ Improvements			Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2006	128	C 100	1,932	Avq.	97%	100%	100%	1,874
Wood Deck	2006	114	C 100	958	Avq.	97%	100%	100%	929
Wood Deck	2006	180	C 100	1,512	Avq.	97%	100%	100%	1,467
896 SFLA									
Outbuilding Total									4,270

Acpt Land 79,200 **Accepted Bldg** 81,200 **Total** 160,400

Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

07/15/2016

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Map/Lot: 011-018-004

Account: 2271 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 15

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Ranch	One Story	300 Sqft	Grade D 100	Base	33,264
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,260
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-336
Unfin. Living Area	50%			Unfinished	-1,008

		Dwelling Condition			Layout		Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1955	0	OLD TYPE	Old Type	Below Average	Typical		27,132		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
SMALL SIZE.....		None		67%	60%	100%	10,907		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1955	40	D 100	269	Avq-	67%	100%	100%	180
Wood Deck	2004	132	C 100	1,109	Avq.	97%	100%	100%	1,076
150 SFLA				Outbuilding Total					1,256

Acpt Land 79,200 **Accepted Bldg** 12,200 **Total** 91,400

Valuation Report

Account: 2277 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 6

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Ranch	One Story	824 Sqft	Grade C 100	Base	70,078
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		57,965
2004	0	GOOD	GOOD	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	56,226

		Outbuildings/ Additions/ Improvements					Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2004	128	C 100	1,932	Avq.	97%	100%	100%	1,874	
Wood Deck	2004	200	C 100	1,680	Avq.	97%	100%	100%	1,630	
824 SFLA						Outbuilding Total			3,504	

Acpt Land	79,200	Accepted Bldg	59,700	Total	138,900
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Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

07/15/2016

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Map/Lot: 011-018-006

Account: 2276 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 5

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P37
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Ranch	One Story	824 Sqft	Grade C 100	Base	70,078
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			57,965
2004	0	GOOD	GOOD	Average				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		97%	100%	100%	56,226	

		Outbuildings/ Additions/ Improvements			Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2004	128	C 100	1,932	Avq.	97%	100%	100%	1,874
Wood Deck	2004	148	C 100	1,243	Avq.	97%	100%	100%	1,206
824 SFLA						Outbuilding Total			3,080

Acpt Land 79,200 **Accepted Bldg** 59,300 **Total** 138,500

Valuation Report

Account: 2267 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 7

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Other	One Story	944 Sqft	Grade C 100	Base	79,020
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,877
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Floor & Stairs			Attic	2,643
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,322
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		68,984
2008	0	GOOD	GOOD	Average			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	66,914

		Outbuildings/ Additions/ Improvements			Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2008	168	C 100	2,492	Avq.	97%	100%	100%	2,417
Frame Shed	2008	40	C 100	280	Avq.	97%	100%	100%	272
Wood Deck	2008	400	C 100	3,360	Avq.	97%	100%	100%	3,259
944 SFLA						Outbuilding Total			5,948

Acpt Land	79,200	Accepted Bldg	72,900	Total	152,100
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Valuation Report

Account: 2275 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 8

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200	
Total Acres 0.00					Land Total	79,200	

		Dwelling Description		Replacement Cost New	
Other	One Story	411 Sqft	Grade D 100	Base	35,710
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,833
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,726
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-460
Unfin. Living Area	50%			Unfinished	-1,381

		Dwelling Condition			Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Inadeq.			
1954	0	Obsolete	Obsolete	Fair				27,310
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
COND/DES/UTIL...		None		58%	63%	100%	9,979	
Outbuildings/ Additions/ Improvements								
Description	Year	Units	Grade	RCN	Cond	Percent Good		Value Rcnld
Open Frame Porch	1954	21	D 100	347	Fair	Phy	Func Econ	127
Open Frame Porch	1954	56	D 100	739	Fair	58% 63% 100%		270
Wood Deck	2001	170	C 100	1,428	Avg.	97% 100% 100%		1,385
206 SFLA						Outbuilding Total		1,782

Acpt Land 79,200 **Accepted Bldg** 11,800 **Total** 91,000

Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

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Map/Lot: 011-018-009

Account: 2270 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 9

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200	
Total Acres 0.00					Land Total	79,200	
Acpt Land		79,200	Accepted Bldg		0	Total	79,200

Valuation Report

Account: 2274 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 10

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography RollingLow
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200	
Total Acres 0.00					Land Total	79,200	

		Dwelling Description		Replacement Cost New	
Log	One Story	564 Sqft	Grade D 110	Base	47,575
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,606
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-695
Unfin. Living Area	99%			Unfinished	-4,127

		Dwelling Condition		Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	OLD TYPE	Old Type	Below Average	Typical	32,851
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	100%	100%
						22,010

		Outbuildings/ Additions/ Improvements		Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1955	192	D 110	2,489	Avq-	67%	100%	100%	1,668
6 SFLA									1,668
						Outbuilding Total		1,668	

Acpt Land	79,200	Accepted Bldg	23,700	Total	102,900
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Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

07/15/2016

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Map/Lot: 011-018-011

Account: 2269 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 11

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
Total Acres 0.00					Land Total	79,200

		Dwelling Description		Replacement Cost New	
Ranch	One Story	680 Sqft	Grade D 110	Base	59,249
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,796
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,142
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-838
Unfin. Living Area	50%			Unfinished	-2,513

		Dwelling Condition			Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		43,960
1995	0	TYPICAL	TYPICAL	Above Average			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None		95%	100%	100%	41,762	

		Outbuildings/Additions/Improvements			Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1995	88	D 110	1,207	Avq+	95%	100%	100%
Wood Deck	2004	132	C 100	1,109	Avq.	97%	100%	100%
340 SFLA						Outbuilding Total		2,223

Acpt Land 79,200 **Accepted Bldg** 44,000 **Total** 123,200

Valuation Report

Account: 2273 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 12

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200	
Total Acres 0.00					Land Total	79,200	

		Dwelling Description		Replacement Cost New	
Log	One Story	635 Sqft	Grade D 100	Base	46,749
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,667
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-711
Unfin. Living Area	25%			Unfinished	-1,067

		Dwelling Condition			Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1955	0	OLD TYPE	Old Type	Average	Typical			34,836	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		71%	100%	100%		24,734	
Outbuildings/ Additions/ Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1955	165	D 100	1,960	Avq.	71%	100%	100%	1,392
Wood Deck	2001	288	C 100	2,419	Avq.	97%	100%	100%	2,346
477 SFLA						Outbuilding Total			3,738

Acpt Land 79,200 **Accepted Bldg** 28,500 **Total** 107,700

Valuation Report

Account: 2268 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 14

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1464P35
 Reference 2 B1623P037
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200	
Total Acres 0.00					Land Total	79,200	

		Dwelling Description		Replacement Cost New	
Log	One Story	640 Sqft	Grade D 110	Base	51,695
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,279
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,577
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-788
Unfin. Living Area	50%			Unfinished	-2,365

		Dwelling Condition			Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	TYPICAL	TYPICAL	Average	Typical	38,686			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	100%	100%	36,752		
		Outbuildings/ Additions/ Improvements			Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1995	96	D 110	1,306	Avq.	95%	100%	100%	1,241
Wood Deck	1995	48	D 110	354	Avq.	95%	100%	100%	336
320 SFLA						Outbuilding Total			1,577

Acpt Land 79,200 **Accepted Bldg** 38,300 **Total** 117,500

Oakland
 Name: MARSTON'S CAMPS INC.

Valuation Report

07/15/2016

Page 898

Map/Lot: 011-018-016

Account: 4609 Card: 1 of 1

Location: 120 SUNNY SHORE PLACE, UNIT 4

Neighborhood 56 MARSTON CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities
 Street Private

Reference 1 B1623P037

Reference 2

Tran/Land/Bldg 1 5 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	75%	Corner/Loc	59,400
Total Acres 0.00				Land Total		59,400
Acpt Land		59,400	Accepted Bldg	0	Total	59,400

Valuation Report

Map/Lot: 011-019

Account: 2884 Card: 1 of 1

Location: 24 SUNNY SHORE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingLow
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data	
Sale Date	01/21/2005
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B8286P166
 Reference 2 B1517P762
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
2.84	Acres-Rear Land 1-10	3,600.00	10,224	100%		10,224
Total Acres 3.34						Land Total 182,060

Dwelling Description

Replacement Cost New

Other	Two Story	682 Sqft	Grade D 110	Base	80,957
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,302
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,680
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	OLD TYPE	Old Type	Average	Typical	64,153
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	43,624

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1949	48	D 110	2,188	Avq.	68%	100%	100%	1,488
Open Frame Porch	1949	176	D 110	2,292	Avq.	68%	100%	100%	1,559
Frame Shed	1955	160	D 100	896	Poor	55%	100%	100%	493
1,412 SFLA									
Outbuilding Total									3,540

Acpt Land	182,100	Accepted Bldg	47,200	Total	229,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B4864P260

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.35	Acres-Rear Land 1-10	3,600.00	1,260	100%		1,260
0.25	Acres-Homesite	216,000	54,000	100%		54,000
Total Acres 1.60						Land Total 271,260

Dwelling Description

Replacement Cost New

Conventional	One Story	1,196 Sqft	Grade B 100	Base	121,412
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	957 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,149
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,772
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	GOOD	GOOD	Average	Typical	147,709			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	472	B 100	5,075	Avq.	97%	100%	100%	4,923
Wood Deck	1999	296	C 100	2,486	Avq.	97%	100%	100%	2,411
1,196 SFLA						Outbuilding Total		7,334	

Acpt Land 271,300 **Accepted Bldg** 150,600 **Total** 421,900

Account: 1126 Card: 2 of 2

Map/Lot: 011-020
 Location: 27 SUNNY SHORE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B4864P260

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	One Story	952 Sqft	Grade C 100	Base	79,522
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	5,880
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,346
Rooms	3	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Percent Good			Total
1997	0	GOOD	GOOD	Average	Typical	Phy	Func	Econ	Value
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	96%	100%	100%	85,044				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	560	C 100	4,704	Ava.	96%	100%	100%	4,516
Wood Deck	2008	80	B 100	860	Ava.	97%	100%	100%	834
952 SFLA						Outbuilding Total			5,350
Acpt Land		0	Accepted Bldg		90,400	Total			90,400

Oakland
Name: ATKINS, NANCY K.

Valuation Report

07/15/2016

Page 902

Map/Lot:

011-020

Account: 1126

Location:

27 SUNNY SHORE PLACE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	271,300	150,600	421,900	271,300	150,600	421,900
2	0	90,400	90,400	0	90,400	90,400
TOTAL	271,300	241,000	512,300	271,300	241,000	512,300

Oakland
 Name: DUBOIS, DANNY P.

Valuation Report

07/15/2016

Page 903

Map/Lot:

011-021

Account: 2832 Card: 1 of 1

Location:

448 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use INDUSTRIAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2484P245

Reference 2

Tran/Land/Bldg 1 3 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.66	Acres-Homesite (Fract)	20,000.00	16,248	60%	Topoogrphv	9,749	
Total Acres 0.66						Land Total	9,749

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1970	3292	D 100	110,611	Avg.	80%	80%	100%	70,791
Frame Shed	1970	652	D 100	3,651	Avg-	77%	70%	100%	1,968
Outbuilding Total									72,759

Acpt Land

9,700

Accepted Bldg

72,800

Total

82,500

Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3002P001

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.20	Acres-Rear Land 1-10	2,000.00	8,400	100%		8,400
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
Total Acres 6.20						Land Total 43,400

Dwelling Description

Replacement Cost New

Conventional	One Story	832 Sqft	Grade C 100	Base	70,571
Exterior	ALUM/VINYL	Masonry Trim	344Sqft	Trim	1,445
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	3/4 Finished			Attic	11,361
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	84,217
Functional Obsolescence						Value(Rcnld)
None						77,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2006	208	C 100	10,774	Avq.	97%	100%	100%	10,451
Wood Deck	2000	404	C 100	3,394	Avq.	97%	100%	100%	3,292
GARAGE FRAME ..	1990	2304	E 100	48,384	Fair	88%	50%	100%	21,289
Frame Shed	1990	672	D 100	3,763	Avq-	90%	50%	100%	1,694
Frame Shed	2000	160	D 100	896	Avq.	97%	100%	100%	869
Open Frame Porch	2005	68	C 100	1,092	Avq.	97%	100%	100%	1,059
1 & 1/2 STORY FR	2003	324	C 100	21,818	Avq.	97%	100%	100%	21,163
Frame Shed	1990			----- SOUND VALUE -----				500	
1,526 SFLA				Outbuilding Total				60,317	

Acpt Land	43,400	Accepted Bldg	137,800	Total	181,200
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Oakland
 Name: DUBOIS, DANNY P.

Valuation Report

07/15/2016

Page 905

Map/Lot:

011-022

Account: 540 Card: 2 of 2

Location:

450 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3002P001

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	2004	306	C 110	20,734	Ava.	97%	100%	100%	20,112
Unfinished Attic	2004	306	C 100	857	Ava.	97%	100%	100%	831
1.50 ST GARAGE..	2004	832	B 100	19,382	Ava.	97%	100%	100%	18,801
1,832 SFLA									
Outbuilding Total									39,744
Acpt Land			0	Accepted Bldg			39,700	Total	39,700

Oakland
Name: DUBOIS, DANNY P.

Valuation Report

07/15/2016

Page 906

Map/Lot:

011-022

Account: 540

Location:

450 BELGRADE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	43,400	137,800	181,200	43,400	137,800	181,200
2	0	39,700	39,700	0	39,700	39,700
TOTAL	43,400	177,500	220,900	43,400	177,500	220,900

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1418P12
 Reference 2 SEPTIC GRANT 9/9/99
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
4.80	Acres-Rear Land 1-10	2,000.00	9,600	100%		9,600	
Total Acres 5.80						Land Total	39,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	800 Sqft	Grade C 100	Base	89,180
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Floor & Stairs			Attic	2,240
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1958	0	TYPICAL	TYPICAL	Good	Typical	93,940	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	76,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	96	C 100	1,484	Good	81%	100%	100%	1,202
Wood Deck	1980	120	C 100	1,008	Good	81%	100%	100%	816
Frame Garage	1980	864	C 100	12,096	Avq.	86%	100%	100%	10,403
1 Story/BASEMENT	1958	320	C 100	19,712	Good	81%	100%	100%	15,967
Frame Garage	2007	400	C 100	5,600	Avq.	97%	100%	100%	5,432
1,520 SFLA									
Outbuilding Total									33,820

Acpt Land	39,600	Accepted Bldg	109,900	Total	149,500
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/08/2008
Sale Price: 137,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B9642P263
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			32,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	754 Sqft	Grade C 100	Base	85,496
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,787
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	92,903
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	84,542	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1988	52	C 100	3,203	Avq.	91%	100%	100%	2,915
Frame Bay Window	1988	11	C 100	570	Avq.	91%	100%	100%	519
Open Frame Porch	1988	36	C 100	644	Avq.	91%	100%	100%	586
Frame Garage	1988	624	C 100	8,736	Avq.	91%	100%	100%	7,950
Wood Deck	1988	168	C 100	1,411	Avq.	91%	100%	100%	1,284
1 Story/BASEMENT	1988	171	C 100	10,534	Avq.	91%	100%	100%	9,586
1,365 SFLA									22,840

Acpt Land	32,600	Accepted Bldg	107,400	Total	140,000
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Account: 367 Card: 1 of 1

Map/Lot: 011-025-2
 Location: 478 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3340P267
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40			Land Total			32,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,054 Sqft	Grade C 105	Base	123,842
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,771
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	131,259
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	95%	100%	113,473	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	624	C 100	32,323	Avq.	97%	90%	100%	28,218
Wood Deck	1988	96	C 105	847	Avq.	91%	100%	100%	771
Wood Deck	1999	240	C 100	2,016	Avq.	97%	100%	100%	1,956
Frame Shed	1999	96	C 100	672	Avq.	97%	100%	100%	652
2,468 SFLA									31,597
Outbuilding Total									31,597

Acpt Land 32,800 **Accepted Bldg** 145,100 **Total** 177,900

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3570P94
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40					Land Total	32,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,584 Sqft	Grade C 100	Base	116,894
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	528 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,392
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,903
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	134,069
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	97% 100%	118,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	20	C 100	420	Avq.	91%	100%	100%	382
Wood Deck	1992	192	C 100	1,613	Avq.	91%	100%	100%	1,468
1S AD/GAR.....	2002	576	C 100	42,739	Avq.	97%	97%	100%	40,213
Wood Deck	2001	216	C 100	1,814	Avq.	97%	100%	100%	1,760
2,160 SFLA									
Outbuilding Total									43,823

Acpt Land	32,800	Accepted Bldg	162,200	Total	195,000
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/30/2011
 Sale Price: 148,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10772P032
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.33	Acres-Rear Land 1-10	2,000.00	2,660	100%		2,660
Total Acres 2.33			Land Total			32,660

Dwelling Description

Replacement Cost New

Ranch	One Story	1,153 Sqft	Grade C 110	Base	99,379
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,125
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	102,504
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		91%	100% 100%	93,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	1989	126	C 110	2,094	Avq.	91%	100%	100%	1,906
BSMT ENTRY.....	1989	30	C 110	0	Avq.	91%	100%	100%	0
Patio	1989	72	C 110	221	Avq.	91%	100%	100%	201
Frame Garage	1989	528	C 110	8,131	Avq.	91%	100%	100%	7,399
Wood Deck	1989	192	C 110	1,774	Avq.	91%	100%	100%	1,614
1,153 SFLA									11,120
Outbuilding Total									11,120

Acpt Land	32,700	Accepted Bldg	104,400	Total	137,100
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B6094P155

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Access	24,000	
11.70	Acres-Rear Land 1-10	2,000.00	23,400	100%		23,400	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Access	24,000	
Total Acres 13.70						Land Total	71,400

Dwelling Description

Replacement Cost New

Contemporary	One Story	768 Sqft	Grade C 100	Base	66,629
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,892
Rooms	5	HEARTH	TWO HEARTH	HEARTH	1,680
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	TYPICAL	Average	Typical	64,657
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	98% 100%	57,661
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
TWO STORY FRAME	1987	640	C 100	49,728	Avq.	44,347
Wood Deck	1987	336	C 100	2,822	Avq.	2,568
Wood Deck	1987	32	C 100	269	Avq.	245
Patio	1987	440	D 100	986	Avq-	694
Frame Garage	1995	576	C 100	8,064	Avq.	7,661
Carport/Canopy	1995	288	C 100	1,814	Avq.	1,723
Frame Shed	1950	384	D 100	2,150	Poor	860
2,048 SFLA						Outbuilding Total
						58,098

Acpt Land	71,400	Accepted Bldg	115,800	Total	187,200
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B6094P155
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,104 Sqft	Grade B 100	Base	148,217
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,223
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1998	0	GOOD	GOOD	Average	Typical			157,741		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		96%	100%	100%	151,431			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1998	56	B 100	1,183	Avg.	96%	100%	100%	1,136	
Wood Deck	2000	192	C 100	1,613	Avg.	97%	100%	100%	1,565	
1.50 ST GARAGE..	1998	528	B 100	12,300	Avg.	96%	100%	100%	11,808	
1,656 SFLA						Outbuilding Total			14,509	
Acpt Land			0	Accepted Bldg			165,900	Total		165,900

Oakland
Name: FABIAN, BRIDGET M.

Valuation Report

07/15/2016
Page 914
011-027
30 BLAKE LANE

Account: 1450

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	71,400	115,800	187,200	71,400	115,800	187,200
2	0	165,900	165,900	0	165,900	165,900
TOTAL	71,400	281,700	353,100	71,400	281,700	353,100

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	11/22/2013
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1: B11576P041
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.55	Acres-Rear Land 1-10	2,000.00	3,100	100%		3,100
Total Acres 2.55			Land Total			33,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	112,280
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	490 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,174
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,805
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	TYPICAL	Above Average	Typical	127,341
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	99%	100%	114,722	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	448	C 110	30,356	Avq+	91%	99%	100%	27,348
Open Frame Porch	1987	48	C 110	893	Avq+	91%	100%	100%	813
1.25 ST GARAGE..	1987	672	C 110	11,901	Avq+	91%	100%	100%	10,830
Frame Shed	1987	352	C 110	2,710	Avq+	91%	100%	100%	2,466
1,852 SFLA									41,457
Outbuilding Total									41,457

Acpt Land	33,100	Accepted Bldg	156,200	Total	189,300
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	05/01/2001
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Related Parties

Reference 1 B6447P259

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	60%	Topoqraphy	129,600
0.25	Acres-Frontage 1	140,400	35,100	50%	Topoqraphy	17,550
7.36	Acres-Rear Land 1-10	3,600.00	26,496	100%		26,496
Total Acres 8.61					Land Total	173,646

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,216 Sqft	Grade B 100	Base	159,927
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	8,694
Rooms	9	HEARTH	TWO HEARTH	HEARTH	2,150
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	2001	GOOD	GOOD	Good	Typical	163,567
Functional Obsolescence						Value(Rcnld)
None						149,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Swimming Pool	1988	512	C 100	7,000	Avq.	99%	100%	100%	6,930
ONE STORY FRAME	1998	132	B 100	8,753	Avq.	96%	98%	100%	8,235
Frame Garage	1998	1152	B 100	20,644	Avq.	96%	100%	100%	19,818
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Patio	2004	1156	B 100	4,143	Avq.	97%	100%	100%	4,019
Patio	2004	132	B 100	473	Avq.	97%	100%	100%	459
1,956 SFLA									42,856

Acpt Land	173,600	Accepted Bldg	191,900	Total	365,500
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/01/2001
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 B6447P259

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	4	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2000	2004	GOOD	GOOD	Average	Typical	88,602				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	97%	100%	100%	85,944					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	2004	80	C 100	4,144	Avg.	97%	100%	100%	4,020	
Tennis Court	2004	1	A 100	11,200	Avg.	97%	100%	100%	10,864	
Patio	2000	480	C 100	1,344	Avg.	97%	100%	100%	1,304	
Patio	2004	380	B 100	1,362	Avg.	97%	100%	100%	1,321	
Frame Garage	2011	864	B 110	17,031	Avg.	97%	100%	100%	16,520	
1,328 SFLA							Outbuilding Total			34,029
Acpt Land			0	Accepted Bldg		120,000	Total		120,000	

Oakland
Name: FABIAN, EDWARD J. JR.

Valuation Report

07/15/2016
Page 918
011-028
46 BLAKE LANE

Account: 1987

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	173,600	191,900	365,500	173,600	191,900	365,500
2	0	120,000	120,000	0	120,000	120,000
TOTAL	173,600	311,900	485,500	173,600	311,900	485,500

Oakland
 Name: PEARL, WALTER E. JR.

Valuation Report

07/15/2016

Page 919

Map/Lot:

011-028-1

Account: 1509 Card: 1 of 1

Location:

233 BLAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1994
 Sale Price 138,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4730P257

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.09	Acres-Rear Land 1-10	3,600.00	324	100%		324
Total Acres 0.84			Land Total			196,761

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,320 Sqft	Grade C 110	Base	112,909
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,590
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	12,089
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1994	TYPICAL	TYPICAL	Above Average	Typical	105,086
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	92,476	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1994	176	C 110	5,575	Avq+	88%	100%	100%	4,906
Encl Frame Porch	1994	264	C 110	8,285	Avq+	88%	100%	100%	7,291
Wood Deck	1994	484	C 110	4,472	Avq+	88%	100%	100%	3,935
Wood Deck	1994	176	C 110	1,627	Avq+	88%	100%	100%	1,432
Frame Garage	1994	506	C 100	7,084	Avq.	94%	100%	100%	6,659
Encl Frame Porch	1994	230	C 100	6,580	Avq.	94%	100%	100%	6,185
Frame Garage	1996	1040	C 100	14,560	Avq.	95%	100%	100%	13,832
Frame Shed	2000			----- S O U N D V A L U E -----					200
1,320 SFLA				Outbuilding Total					44,440

Acpt Land 196,800 **Accepted Bldg** 136,900 **Total** 333,700

Oakland
 Name: MARTIN, BRIAN

Valuation Report

07/15/2016
 Page 920
 011-029
 BLAKE LANE

Account: 1454 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2169P256
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	216,000	216,000	90%	Vacancy	0	
1.00	Acres-Homesite (Fract)	3,600.00	324	40%	Topography	77,760	
0.10	Acres-Frontage 1	140,400	14,040	30%	Topography	4,212	
10.00	Acres-Rear Land 1-10	3,600.00	36,000	100%		36,000	
0.74	Acres-Rear Land 11-20	2,160.00	1,598	100%		1,598	
Total Acres 11.84					Land Total	119,570	
Accpt Land		119,600	Accepted Bldg		0	Total	119,600

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/05/2000
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6203P270
 Reference 2 B7155P287
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	70%	Access	21,000
3.44	Acres-Rear Land 1-10	2,000.00	6,880	100%		6,880
Total Acres 4.44						27,880

Dwelling Description

Replacement Cost New

Garrison	Two Story	720 Sqft	Grade C 100	Base	95,508
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,544
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	84,084
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			91%		100%	100%
						76,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhang	1988	120	C 100	6,216	Avq.	91%	100%	100%	5,657
Encl Frame Porch	1988	110	C 100	3,220	Avq.	91%	100%	100%	2,930
1.75 ST GARAGE..	1988	672	C 100	13,171	Avq.	91%	100%	100%	11,986
Open Frame Porch	1988	30	C 100	560	Avq.	91%	100%	100%	510
Wood Deck	2006	48	B 100	517	Avq.	97%	100%	100%	501
Frame Shed	2006	192	C 100	1,344	Avq.	97%	100%	100%	1,304
Wood Deck	2006	160	B 100	1,721	Avq.	97%	100%	100%	1,669
1,560 SFLA						Outbuilding Total			24,557

Acpt Land	27,900	Accepted Bldg	101,100	Total	129,000
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Account: 1466 Card: 1 of 1

Map/Lot: 011-032
 Location: 77 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2833P217
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.39	Acres-Frontage 1	140,400	54,756	100%		54,756
0.63	Acres-Rear Land 1-10	3,600.00	2,268	75%	Topography	1,701
Total Acres 2.02					Land Total	272,457

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,064 Sqft	Grade C 105	Base	127,243
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,731
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	119,040
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	97% 100%	100,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1982	144	C 105	4,381	Avq.	87%	100%	100%	3,811
Patio	1982	160	C 105	470	Avq.	87%	100%	100%	409
Frame Garage	1982	672	C 105	9,878	Avq.	87%	100%	100%	8,594
ONE STORY FRAME	1982	240	D 105	10,443	Avq.	87%	68%	100%	6,178
Frame Shed	1982	324	C 100	2,268	Avq.	87%	100%	100%	1,973
Frame Garage	1960	200	D 100	2,240	Fair	63%	100%	100%	1,411
Frame Shed	1982	136	E 100	476	Avq.	87%	90%	100%	373
Frame Shed	1982	121	C 100	847	Avq+	89%	100%	100%	754
Wood Deck	1982	88	D 105	620	Avq.	87%	70%	100%	377
2,102 SFLA									
Outbuilding Total									23,880

Acpt Land 272,500 **Accepted Bldg** 124,300 **Total** 396,800

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 01/30/2015
 Sale Price 325,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11904P285
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.04	Acres-Homesite	216,000	8,640	100%		8,640
Total Acres 0.54			Land Total			180,476

Dwelling Description

Replacement Cost New

Conventional	Two Story	768 Sqft	Grade C 100	Base	99,943
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,785
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Above Average	Typical	96,218
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	99%	100%	78,110	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1968	180	C 100	9,324	Avq+	82%	99%	100%	7,570
ONE STORY FRAME	1968	56	C 100	2,901	Avq+	82%	99%	100%	2,355
Encl Frame Porch	1968	16	C 100	588	Avq+	82%	100%	100%	482
1SFr Overhanq	1968	64	C 100	3,315	Avq+	82%	99%	100%	2,691
Frame Shed	1968	66	D 100	370	Avq.	79%	100%	100%	292
1,836 SFLA									13,390

Outbuilding Total 13,390

Acpt Land 180,500 **Accepted Bldg** 91,500 **Total** 272,000

Oakland
 Name: BIZIER, MARC D.

Valuation Report

07/15/2016

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Map/Lot:

011-033-A

Account: 2322 Card: 1 of 1

Location:

352 BLAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 01/30/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11904P285
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	Two Story	768 Sqft	Grade C 90	Base	85,451
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,406
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1957	0	TYPICAL	TYPICAL	Average	73%	82%	100%			Rcnld	
Functional Obsolescence		Economic Obsolescence								Value(Rcnld)	
LAYOUT.....		None								50,203	
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value		
Wood Deck	1957	120	C 90	907	Ava.	73%	86%	100%	569		
Frame Shed	1957	70	D 100	392	Ava.	73%	100%	100%	286		
Frame Shed	1957			----- S O U N D V A L U E -----							100
1S AD/GAR.....	1985	864	D 100	51,288	Ava.	89%	95%	100%	43,364		
Wood Deck	1985	96	C 100	806	Ava.	89%	80%	100%	574		
2,400 SFLA										Outbuilding Total	44,893
Acpt Land			0	Accepted Bldg			95,100	Total		95,100	

Oakland
 Name: BRIGGS, ROBERT G.

Valuation Report

07/15/2016

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Map/Lot: 011-034

Account: 1239 Card: 1 of 1

Location: 349 BLAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4387P156
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 17 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992	100%		132,992
Total Acres 0.23						132,992

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade D 110	Base	56,031
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet 3/4 Bmt	Basement	-2,439
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1965	0	TYPICAL	TYPICAL	Above Average	Typical	53,592				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		80%	97%	100%				
Value(Rcnld)						41,587				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1965	240	D 110	6,037	Avq+	80%	100%	100%	4,830	
Frame Garage	1974	576	C 100	8,064	Avq.	82%	100%	100%	6,612	
Frame Shed	1965								200	
----- S O U N D V A L U E -----										
Outbuilding Total									11,642	
Acpt Land		133,000		Accepted Bldg		53,200		Total		186,200

Oakland
 Name: DYER, DONNA B.

Valuation Report

07/15/2016

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Map/Lot:

011-034-1

Account: 1249 Card: 1 of 1

Location:

346 BLAKE LANE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3938P200
 Reference 2 MESSALONSKEE LAKE
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.23	Acres-Homesite (Fract)	24,000.00	11,510	100%		11,510	
Total Acres 0.23						Land Total	11,510

		Dwelling Description		Replacement Cost New	
Ranch	One Story	576 Sqft	Grade D 110	Base	48,225
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	.....	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,322
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,661
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Layout				
2012	0	GOOD	None	Average	Typical		38,024		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		97%	54%	100%	19,917		
Outbuildings/ Additions/ Improvements					Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2000	672	C 100	9,408	Avq.	97%	100%	100%	9,126
Frame Shed	2012			----- S O U N D V A L U E -----					200
576 SFLA				Outbuilding Total					9,326

Acpt Land	11,500	Accepted Bldg	29,200	Total	40,700
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Account: 1841 Card: 1 of 1

Map/Lot: 011-035
 Location: 345 BLAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4733P267
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	216,000	167,172	100%		167,172
Total Acres 0.46						Land Total 167,172

Dwelling Description				Replacement Cost New	
Log	Two Story	702 Sqft	Grade D 110	Base	82,583
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-6,054
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,486
Rooms	7	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-1,730
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	70,161			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
LAYOUT.....	None	74%	90%	100%	46,727				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	368	B 100	3,956	Avg.	97%	100%	100%	3,837
1,404 SFLA						Outbuilding Total			3,837

Acpt Land	167,200	Accepted Bldg	50,600	Total	217,800
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 05/28/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7442P179
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	216,000	151.301 100%		151,301
Total Acres 0.34				Land Total	151,301

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	660 Sqft	Grade C 100	Base	77,969
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Good	Typical	77,969
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
STYLE.....	None	90%	95%	100%	66,663	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Wood Deck	2005	88	B 100	946 Avq.	97% 100% 100%	918
Wood Deck	2005	84	B 100	903 Avq.	97% 100% 100%	876
Frame Shed	1980			----- S O U N D V A L U E -----		200
990 SFLA					Outbuilding Total	1,994

Acpt Land 151,300 **Accepted Bldg** 68,700 **Total** 220,000

Oakland
 Name: PINNETTE, KATHLEEN

Valuation Report

07/15/2016

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Map/Lot: 011-037

Account: 475 Card: 1 of 1

Location: 339 BLAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5602P084
 Reference 2

Sale Data
 Sale Date 04/01/1998
 Sale Price 29,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	216,000	167,172	90%	Vacancy	0	
0.46	Acres-Homesite (Fract)	216,000	8,640	50%	Restrictio	75,228	
Total Acres 0.46						Land Total	75,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	1992	80	D 100	448	Ava.	93%	100%	100%		417
Outbuilding Total										417

Acpt Land 75,200 **Accepted Bldg** 400 **Total** 75,600

Oakland
 Name: POIRIER, STELLA M.

Valuation Report

07/15/2016

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Map/Lot: 011-038

Account: 1851 Card: 1 of 1

Location: 249 BLAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2852P186 B11708P139
 Reference 2 B8536P146
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.15	Acres-Rear Land 1-10	3,600.00	540	100%		540
Total Acres 1.15			Land Total			216,540

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,330 Sqft	Grade C 105	Base		106,310
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	48 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt		538
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,441
Rooms	5	HEARTH	ONE HEARTH	HEARTH		882
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,646
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	1988	TYPICAL	TYPICAL	Above Average	Typical	113,817
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						102,435

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
Wood Deck	1985	338	C 105	2,981	Avq+	Phy	Func	Econ	Rcnld
Frame Garage	1980	960	C 100	13,440	Avq.	90%	100%	100%	2,683
Patio	1980	336	D 100	753	Avq-	86%	100%	100%	11,558
1,330 SFLA						84%	90%	100%	570
Outbuilding Total									14,811

Acpt Land	216,500	Accepted Bldg	117,200	Total	333,700
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6019P205
 Reference 2 (FORMERLY AYOTTE)
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	08/01/1999
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	216,000	201,490	100%		201,490
Total Acres 0.81						201,490

Dwelling Description

Replacement Cost New

Conventional	One Story	1,056 Sqft	Grade C 95	Base	76,144
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,096
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,472
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	25%			Unfinished	-2,107

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Above Average	Typical	90,999
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						80,079

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1981	180	C 95	1,197	Avq+	88%	100%	100%	1,053
Wood Deck	1982	552	C 100	4,637	Avq.	87%	100%	100%	4,034
BSMT ENTRY.....	1981	30	C 95	0	Avq+	88%	100%	100%	0
1.75 ST GARAGE..	1984	768	C 100	15,053	Avq.	88%	100%	100%	13,247
792 SFLA									
Outbuilding Total									18,334

Acpt Land	201,500	Accepted Bldg	98,400	Total	299,900
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2806P26
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	216,000	155,582 100%		155,582
Total Acres 0.37				Land Total	155,582

Dwelling Description

Replacement Cost New

Ranch	One Story	1,590 Sqft	Grade C 95	Base	105,831
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	795 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,130
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	798
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,169
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	124,928
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		77%	90% 100%	86,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1965	30	C 95	0	Avq.	77%	100%	100%	0
Wood Deck	1994	314	C 95	2,506	Avq.	77%	100%	100%	1,930
Frame Garage	1992	400	D 100	4,480	Avq.	93%	100%	100%	4,166
Frame Shed	1965	170	D 100	952	Avq-	74%	100%	100%	704
1,590 SFLA									
Outbuilding Total									6,800

Acpt Land	155,600	Accepted Bldg	93,400	Total	249,000
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelLevel
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2000
 Sale Price 153,295
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6286P101

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.20	Acres-Rear Land 1-10	3,600.00	720	100%		720
Total Acres 0.70					Land Total	172,556

Dwelling Description

Replacement Cost New

Split Level	One Story	460 Sqft	Grade C 105	Base	50,039
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Above Average	Typical	54,890
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	43,912	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	792	C 105	43,077	Avq+	80%	100%	100%	34,462
Open Frame Porch	1965	28	C 105	559	Avq+	80%	100%	100%	447
Frame Garage	1992	768	C 100	10,752	Avq.	93%	100%	100%	9,999
1.25 ST GARAGE..	1960	500	D 100	6,440	Avq.	74%	100%	100%	4,766
Wood Deck	1980	144	C 100	1,210	Avq.	86%	100%	100%	1,041
Carport/Canopy	1980	364	C 100	2,293	Avq+	88%	100%	100%	2,018
1,252 SFLA									52,733

Acpt Land	172,600	Accepted Bldg	96,600	Total	269,200
------------------	---------	----------------------	--------	--------------	---------

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelLow
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/01/2000
 Sale Price 300,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6353P157

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.92	Acres-Frontage 1	140,400	129,168	50%	Topography	64,584
Total Acres 1.92					Land Total	280,584

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,474 Sqft	Grade B 110	Base	217,065
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,951
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	2,543
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	2004	GOOD	GOOD	Average	Typical	213,272
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	94% 100%	194,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2000	112	B 110	2,405	Avq.	97%	100%	100%	2,333
Frame Shed	2000	32	B 110	316	Avq.	97%	100%	100%	307
3/4S AD/GAR.....	2004	810	B 110	58,677	Avq.	97%	100%	100%	56,917
Wood Deck	1995	24	C 100	202	Avq.	95%	100%	100%	192
Frame Shed	1995	187	C 100	1,309	Avq.	95%	100%	100%	1,244
2,580 SFLA									60,993
Outbuilding Total									60,993

Acpt Land 280,600 **Accepted Bldg** 255,500 **Total** 536,100

Oakland
 Name: KERSCHNER, JAMES O. & LYNNE A.,

Valuation Report

07/15/2016

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Map/Lot:

011-042-1

Account: 3431 Card: 1 of 1

Location:

BLAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Sale Data	
Sale Date	11/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B6353P157
 Reference 2 B9849P285
 Tran/Land/Bldg 1 5 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	216,000	216,000	90%	Vacancy	0	
1.00	Acres-Homesite (Fract)	140,400	129,168	40%	Restrictio	77,760	
Total Acres 1.00					Land Total	77,760	
Acpt Land		77,800	Accepted Bldg		0	Total	77,800

Oakland
 Name: RUNSER, BERNARD, DEV. OF

Valuation Report

07/15/2016

Page 936

Map/Lot:

011-043

Account: 371 Card: 1 of 1

Location:

MESSALONSKEE LAKE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B2847P107
 Reference 2
 Tran/Land/Bldg 1 5 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	216,000	122,657	40%	Size/Shape	49,063
Total Acres 0.18				Land Total		49,063
Acpt Land	49,100	Accepted Bldg	0	Total		49,100

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/14/2012
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11264P197
 Reference 2 Life Lease to Brian & Loren H.West
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	216,000	143,564	100%		143,564
Total Acres 0.29						143,564

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	960 Sqft	Grade C 100	Base	112,192
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,344
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,548
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	115,796
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						92,637

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1970	80	C 100	4,144	Avq.	80%	100%	100%	3,315
Wood Deck	1980	144	D 100	967	Fair	79%	100%	100%	764
1,520 SFLA									4,079

Acpt Land	143,600	Accepted Bldg	96,700	Total	240,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Private

Reference 1 B3250P34

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.15	Acres-Homesite (Fract)	216,000	115,495	100%		115,495
1.06	Acres-Rear Land 1-10	3,600.00	3,816	100%		3,816
Total Acres 2.21					Land Total	335,311

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	165 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,848
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	0	TYPICAL	TYPICAL	Average	Typical	93,020	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		88%	100%	100%	81,858

Acpt Land 335,300 **Accepted Bldg** 81,900 **Total** 417,200

Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B2847P107
 Reference 2
 Tran/Land/Bldg 1 2 43
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite	30,000.00	60,000	100%		60,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 10.00					Land Total	79,000

Commercial Description

Occupancy Type	Dist.Warehouse..	Dist.Warehouse..
Class & Quality	Steel Frame.Avg.	Steel Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 25'	1 STORY @ 25'
Heating/Cooling	Warm/Cool Air	Warm/Cool Air
Built	1979	1984
Remodeled	0	0
Base Cost/Sqft	40.33	40.33
Heat-Cool/Sqft	+ 9.05	9.05
Total	49.38	49.38
Size Factor	X 1.236	1.230
Adjusted Cost/Sqft	61.03	60.74
Total Square Feet	X 24,321	12,450
Replacement Cost	1,484,311	756,213
Condition	Good	Average
% Good Physical	X .89	.87
Functional	X 1.00	1.00
Subtotal	1,321,037	657,905
Economic Factor	X 1.00	Total Value 1,978,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
MEZZANINE.....	1979	2232	B 100	39,998	Avg.	85%	100%	100%	33,998
OFFICE WOOD.....	1979	5028	B 100	461,261	Good	90%	100%	100%	415,135
Encl Frame Porch	2010	176	B 100	6,488	Good	98%	100%	100%	6,358
36,771 SF									Outbuilding Total 455,491

Accpt Land	79,000	Accepted Bldg	2,434,400	Total	2,513,400
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Oakland
 Name: RUNSER, BERNARD

Valuation Report

07/15/2016

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Map/Lot: 011-046

Account: 370 Card: 2 of 2

Location: 534 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2847P107

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Commercial Description

Occupancy Type	Dist.Warehouse..	Dist.Warehouse..
Class & Quality	Steel Frame.Avg.	Steel Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 25'	1 STORY @ 25'
Heating/Cooling	Space Heaters	Space Heaters
Built	2010	2010
Remodeled	0	0
Base Cost/Sqft	40.33	40.33
Heat-Cool/Sqft	+ 1.80	1.80
Total	42.13	42.13
Size Factor	X 1.211	1.407
Adjusted Cost/Sqft	51.02	59.28
Total Square Feet	X 16,500	3,000
Replacement Cost	841,830	177,840
Condition	Average	Average
% Good Physical	X .97	.97
Functional	X 1.00	1.00
Subtotal	816,575	172,505
Economic Factor	X 1.00	Total Value 989,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
DOUBLE LIGHT....	2010	2	B 100	5,376	Avq.	97%	100%	100%	5,215
SINGLE LIGHT....	2010	3	B 100	5,376	Avq.	97%	100%	100%	5,215
19,500 SF									10,430

Acpt Land 0 **Accepted Bldg** 999,500 **Total** 999,500

Oakland
Name: RUNSER, BERNARD

Valuation Report

07/15/2016

Page 941

Map/Lot:

011-046

Account: 370

Location:

534 BELGRADE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	79,000	2,434,400	2,513,400	79,000	2,434,400	2,513,400
2	0	999,500	999,500	0	999,500	999,500
TOTAL	79,000	3,433,900	3,512,900	79,000	3,433,900	3,512,900

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/29/2002
 Sale Price: 22,000
 Sale Type: Land Only
 Financing: Private Finance
 Verified:
 Validity: Arms Length Sale

Reference 1: B9832P211
 Reference 2: B9852P299
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.45	Acres-Frontage 1	5,000.00	2,250	100%		2,250
0.89	Acres-Rear Land 1-10	2,000.00	1,780	100%		1,780
Total Acres 2.34					Land Total	34,030

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,008 Sqft Masonry Trim Roof Cover	Grade B 105 None Asphalt Shingles	Base Trim Roof	164,128 0 0
Foundation	Concrete Slab	Basement	None	Basement	-14,225
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,676
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,645
Attic	Floor & Stairs			Attic	3,793
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,897
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	167,914			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	96% 100%	156,362			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2003	192	B 105	13,367	Avq.	97%	96%	100%	12,447
Open Frame Porch	2003	48	B 105	1,091	Avq.	97%	100%	100%	1,058
Frame Garage	2003	672	B 105	12,645	Avq.	97%	100%	100%	12,266
Patio	2003	20	B 105	76	Avq.	97%	100%	100%	74
2,208 SFLA									
Outbuilding Total									25,845

Acpt Land 34,000 **Accepted Bldg** 182,200 **Total** 216,200

Oakland
 Name: GREENLEAF, FRANCES A.

Valuation Report

07/15/2016

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Map/Lot:

011-047-2

Account: 3786 Card: 1 of 1

Location:

600 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B6701P095
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	11/01/2000
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.82	Acres-Frontage 1	5,000.00	4,100	100%	Excess Frt	4,100
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 2.01					Land Total	28,480

Acpt Land	28,500	Accepted Bldg	0	Total	28,500
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Oakland
 Name: KENNEY, JAMES M.+ ANNE M.

Valuation Report

07/15/2016

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Map/Lot:

011-047-3

Account: 3787 Card: 1 of 1

Location:

SPARKLING LAKE LANE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5761P067
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	10/01/1998
Sale Price	23,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
1.23	Acres-Rear Land 1-10	2,000.00	2,460	100%		2,460	
Total Acres 2.23					Land Total	26,460	
Acpt Land		26,500	Accepted Bldg		0	Total	26,500

Oakland
 Name: KENNEY, JAMES M.

Valuation Report

07/15/2016

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Map/Lot:

011-047-4

Account: 3788 Card: 1 of 1

Location:

SPARKLING LAKE LANE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5761P063
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	10/01/1998
Sale Price	23,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.24	Acres-Rear Land 1-10	2,000.00	2,480	100%		2,480
Total Acres 2.24					Land Total	26,480

Acpt Land 26,500 **Accepted Bldg** 0 **Total** 26,500

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/01/2000
Sale Price: 300,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B6701P095

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.99	Acres-Frontage 1	5,000.00	4,950	100%	Excess Frt	4,950
0.16	Acres-Misc (Fract)	30,000.00	12,000	100%		12,000
2.21	Acres-Rear Land 1-10	2,000.00	4,420	100%		4,420
Total Acres 4.36						51,370

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,568 Sqft	Grade B 100	Base	148,363	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,945	
Rooms	6	HEARTH	ONE HEARTH		0	
Bedrooms	3	Add Fixtures	0		0	
Baths	2	Half Baths	0	Plumbing	3,226	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Heavy			Insulation	1,405	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				157,939
2012	0	GOOD	GOOD	Average	Typical			
Functional Obsolescence	Economic Obsolescence	Phys. %		Func. %	Econ. %		Value(Rcnld)	
None	None	97%		100%	100%		153,201	

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
Wood Deck	2014	224	B 100	2,408	Avq.	97%	100%	100%		2,336
Frame Shed	2015	60	B 100	538	Avq.	97%	100%	100%		522
1,568 SFLA										
Outbuilding Total										2,858

Acpt Land	51,400	Accepted Bldg	156,100	Total	207,500
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/03/2003
 Sale Price: 161,150
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7337P346
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.55	Acres-Frontage 1	5,000.00	2,750	100%	Excess Frt	2,750
0.78	Acres-Rear Land 1-10	2,000.00	1,560	100%		1,560
Total Acres 2.33			Land Total			34,310

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,312 Sqft	Grade B 110	Base	140,996
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	656 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	16,873
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,552
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,293
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Good	Typical	173,767			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		98%	100% 100%	170,292			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhanq	2002	16	B 110	1,168	Good	98%	100%	100%	1,145
1SFr Overhanq	2002	24	B 110	1,751	Good	98%	100%	100%	1,716
Encl Frame Porch	2010	144	B 110	5,874	Avq.	97%	100%	100%	5,698
Frame Shed	2006	96	B 100	860	Avq.	97%	100%	100%	834
Wood Deck	2010	426	B 100	4,581	Avq.	97%	100%	100%	4,444
1,352 SFLA									13,837

Acpt Land 34,300 **Accepted Bldg** 184,100 **Total** 218,400

Oakland
 Name: GREENLEAF, FRANCES A.

Valuation Report

07/15/2016

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Map/Lot:

011-047-7

Account: 3790 Card: 1 of 1

Location:

SPARKLING LAKE LANE

Neighborhood 23 BELGRADE ROAD...

Sale Data	
Sale Date	11/01/2000
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B6701P095
 Reference 2 B11740P182
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.51	Acres-Frontage 1	5,000.00	2,550	100%	Excess Frt	2,550
2.32	Acres-Rear Land 1-10	2,000.00	4,640	100%		4,640
Total Acres 3.83					Land Total	31,190

Accpt Land	31,200	Accepted Bldg	0	Total	31,200
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Valuation Report

Account: 3791 Card: 1 of 1

Location: 14 SPARKLING LAKE LANE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/29/2009
Sale Price: 223,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B10139P254
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.85	Acres-Frontage 1	5,000.00	4,250	100%	Excess Frt	4,250
1.36	Acres-Rear Land 1-10	2,000.00	2,720	100%		2,720
Total Acres 3.21			Land Total			36,970

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade A 100	Base	172,430
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,458
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2000	0	GOOD	GOOD	Average	Typical	185,608		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		97%	100% 100%	180,040		
Outbuildings/Additions/Improvements								
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value Rcnld
Frame Garage	2000	768	A 100	17,203	Avq.	97%	100% 100%	16,687
Wood Deck	2007	192	A 100	2,580	Avq.	97%	100% 100%	2,503
1,638 SFLA							Outbuilding Total	19,190

Acpt Land 37,000 **Accepted Bldg** 199,200 **Total** 236,200

Valuation Report

Account: 3792 Card: 1 of 1

Location: 30 SPARKLING LAKE LANE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 03/21/2002
 Sale Price: 22,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6856P124

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.34	Acres-Frontage 1	5,000.00	1,700	100%	Excess Frt	1,700
2.11	Acres-Rear Land 1-10	2,000.00	4,220	100%		4,220
Total Acres 3.45			Land Total			35,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,776 Sqft	Grade B 100	Base	164,764
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0%	Heat	5,601
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,591
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	175,182			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	99% 100%	168,227			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	728	B 100	13,045	Avq.	97%	100%	100%	12,654
Wood Deck	2002	80	B 100	860	Avq.	97%	100%	100%	834
Wood Deck	2002	288	B 100	3,097	Avq.	97%	100%	100%	3,004
Frame Shed	2002	128	C 100	896	Avq.	97%	100%	100%	869
1,776 SFLA						Outbuilding Total			17,361
Acpt Land		35,900		Accepted Bldg		185,600		Total	221,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingAbove Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5640P308
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	216,000	140,218 100%		140,218
Total Acres 0.27				Land Total	140,218

Dwelling Description

Replacement Cost New

Ranch	One Story	680 Sqft	Grade C 100	Base	61,208
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	544 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,616
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,676
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1949	0	TYPICAL	TYPICAL	Above Average	Typical	73,440	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		72%	100%	100%	52,877

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1960	280	D 100	627	Avq-	70%	100%	100%	439
Frame Shed	1980	96	C 100	672	Avq.	86%	100%	100%	578
Jacuzzi #	1990	1	C 100	3,500	Avq.	92%	100%	100%	3,220
Wood Deck	2008	288	B 100	3,097	Avq.	97%	100%	100%	3,004
680 SFLA									
Outbuilding Total									7,241

Acpt Land	140,200	Accepted Bldg	60,100	Total	200,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography SteepRough
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/30/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3963P261
 Reference 2 B10266P040
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.54	Acres-Homesite (Fract)	216,000	176,256	100%		176,256	
Total Acres 0.54						Land Total	176,256

Dwelling Description

Replacement Cost New

Conventional	One Story	680 Sqft	Grade D 100	Base	53,863
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,997
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,856
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-762
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1949	0	OLD TYPE	Old Type	Average	Typical	43,928	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		68%	100%	100%	29,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1949	35	D 100	504	Avq.	68%	100%	100%	343
680 SFLA									343
Outbuilding Total									343

Acpt Land 176,300 **Accepted Bldg** 30,200 **Total** 206,500

Account: 1233 Card: 1 of 1

Map/Lot: 011-051
Location: 41 SPARKLING LAKE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Private

Reference 1 B1590P866
Reference 2 MESSALONSKEE LAKE
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.57	Acres-Homesite (Fract)	216,000	179,429	100%		179,429	
Total Acres 0.57						Land Total	179,429

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,565 Sqft	Grade C 110	Base	127,296
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-18,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-6,628
Rooms	4	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	1/4 Finished			Attic	8,185
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	TYPICAL	Average	Typical	114,473
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						Value
						Rcnld
						103,026

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
2 STORY GARAGE	1992	624	C 100	13,104	Avq.	93%	100%	100%	12,187
Frame Shed	1980	120	D 100	672	Fair	79%	100%	100%	531
Open Frame Porch	2007								1,500
1,565 SFLA									Outbuilding Total
									14,218

Acpt Land 179,400 **Accepted Bldg** 117,200 **Total** 296,600

----- S O U N D V A L U E -----

Oakland
 Name: KUHARSKI, ALLISON

Valuation Report

07/15/2016

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Map/Lot:

011-052

Account: 470 Card: 1 of 1

Location:

BLAKE ISLAND

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 11/02/2014
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11860P170

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	216,000	271,515	90%	Vacancy	0
2.00	Acres-Homesite (Fract)	5,000.00	1,700	50%	Access	122,182
4.00	Acres-Frontage 1	140,400	561,600	69%	Excess Frt	0
4.00	Acres-Frontage 1	2,000.00	4,420	50%	Access	193,752
1.00	Acres-Rear Land 1-10	3,600.00	3,600	100%		3,600
Total Acres 7.00					Land Total	319,534

Accpt Land 319,500 **Accepted Bldg** 0 **Total** 319,500

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/01/1994
Sale Price: 221,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B4657P087

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
1.65	Acres-Rear Land 1-10	2,000.00	3,300	100%		3,300
Total Acres 3.65						38,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,433 Sqft	Grade B 110	Base	212,087
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-4,943
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,701
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	2,472
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	GOOD	GOOD	Very Good	Typical	224,822
Functional Obsolescence						Value(Rcnld)
None						181,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	360	B 110	26,257	V.G.	87%	93%	100%	21,245
Open Frame Porch	1970	168	B 110	3,508	V.G.	87%	100%	100%	3,052
1.25 ST GARAGE..	1970	529	B 110	11,994	V.G.	87%	100%	100%	10,435
Patio	1970	280	B 110	1,105	V.G.	87%	100%	100%	961
Frame Shed	1970	240	C 100	1,680	Avq.	80%	100%	100%	1,344
Swimming Pool	1998	648	C 100	7,000	Avq.	96%	100%	100%	6,720
Patio	1998	324	C 100	907	Avq.	96%	100%	100%	871
2,868 SFLA									44,628

Acpt Land 38,300 **Accepted Bldg** 226,500 **Total** 264,800

Oakland
 Name: SWENSON, CAROL J.

Valuation Report

07/15/2016

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Map/Lot:

012-002

Account: 1031 Card: 1 of 1

Location:

MESSALONSKEE LAKE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 03/01/2001
 Sale Price 17,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6430P42

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	216,000	117,981	90%	Vacancy	0
0.16	Acres-Homesite (Fract)	5,000.00	5,000	50%	Size/Shape	53,092
0.74	Acres-Rear Land 1-10	3,600.00	2,664	100%		2,664
Total Acres 0.90					Land Total	55,756

Acpt Land 55,800 **Accepted Bldg** 0 **Total** 55,800

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 02/18/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11713P052
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	216,000	143,564	100%		143,564
Total Acres 0.29				Land Total		143,564

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	780 Sqft	Grade C 100	Base	103,747
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	702 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,828
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,363
Rooms	8	HEARTH	TWO HEARTH	HEARTH	1,680
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Average	Typical	121,138			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	100%	100%			
						106,601			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1993	168	C 100	8,702	Avq.	88%	100%	100%	7,658
Wood Deck	1985	372	C 100	3,125	Avq.	88%	100%	100%	2,750
Frame Shed	1985	160	D 100	896	Avq.	88%	100%	100%	788
Wood Deck	1999	96	C 100	806	Avq.	97%	100%	100%	782
1.50 ST GARAGE..	2003	832	B 100	19,382	Avq.	97%	100%	100%	18,801
Carport/Canopy	2003	384	B 100	3,097	Avq.	97%	100%	100%	3,004
1,533 SFLA							Outbuilding Total		33,783

Acpt Land 143,600 **Accepted Bldg** 140,400 **Total** 284,000

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2414P57-59
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	216,000	151.301 100%		151,301
Total Acres 0.34				Land Total	151,301

Dwelling Description

Replacement Cost New

Conventional	Two Story	816 Sqft	Grade C 100	Base	104,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,021
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	GOOD	GOOD	Good	Typical	112,179
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	99%	100%
						88,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1955	240	C 100	14,784	Good	80%	99%	100%	11,709
Frame Garage	2004					----- S O U N D V A L U E -----			500
Wood Deck	1996	160	B 100	1,721	Avq.	95%	100%	100%	1,635
Open Frame Porch	2013	144	B 100	2,759	Avq.	97%	100%	100%	2,676
1,872 SFLA									16,520
Outbuilding Total									16,520

Acpt Land	151,300	Accepted Bldg	105,400	Total	256,700
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Oakland
 Name: CUMELLA, ROBERT S.

Valuation Report

07/15/2016

Page 959

Map/Lot: 012-005

Account: 2537 Card: 1 of 1

Location: 42 SUNNY SHORE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4323P079

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Homesite (Fract)	216,000	207,078	100%		207,078
1.32	Acres-Rear Land 1-10	3,600.00	4,752	100%		4,752
Total Acres 2.20			Land Total			211,830

Dwelling Description

Replacement Cost New

Other	One Story	984 Sqft	Grade D 100	Base	63,948
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,133
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	984	Insulation	-1,102
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	OLD TYPE	Old Type	Below Average	Typical	47,813
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						33,469

Acpt Land 211,800 **Accepted Bldg** 33,500 **Total** 245,300

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/31/2013
 Sale Price 320,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11471P170
 Reference 2
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	216,000	115,495 100%		115,495
Total Acres 0.15				Land Total	115,495

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	888 Sqft	Grade B 110	Base	135,488
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	799 Sqft, Grade B	Basement Gar	None	Fin Bsmt	15,750
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	1,183
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2000	Renovated 2004	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total	
						158,335	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	153,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1987	128	C 100	896	Avq.	90%	100%	100%	806
Open Frame Porch	1987	32	D 100	470	Avq.	90%	100%	100%	423
Wood Deck	1987	56	D 100	377	Avq.	90%	100%	100%	339
Open Frame Porch	2003	36	B 100	825	Avq.	97%	100%	100%	800
Patio	2003	288	C 100	806	Avq.	97%	100%	100%	782
Wood Deck	2004	288	B 100	3,097	Avq.	97%	100%	100%	3,004
Wood Deck	2004	114	B 100	1,226	Avq.	97%	100%	100%	1,189
Frame Shed	2004	96	B 100	860	Avq.	97%	100%	100%	834
1,332 SFLA									8,177

Acpt Land	115,500	Accepted Bldg	161,800	Total	277,300
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Valuation Report

Map/Lot: 012-007

Account: 623 Card: 1 of 1

Location: 54 SUNNY SHORE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/09/2012
 Sale Price 380,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10718P119
 Reference 2 B9823P019
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.29	Acres-Homesite (Fract)	216,000	143,564	100%		143,564	
Total Acres 0.29						Land Total	143,564

Dwelling Description

Replacement Cost New

Conventional	Two Story	712 Sqft	Grade C 110	Base	104,246
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	712 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,965
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,468
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	GOOD	GOOD	Very Good	Typical	124,913
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						Value
						Rcnld
						112,422

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
Encl Frame Porch	1977	48	C 110	1,632	V.G.	90%	100%	100%	1,469	
Frame Garage	1977	480	C 110	7,392	V.G.	90%	100%	100%	6,653	
Wood Deck	1977	536	C 110	4,953	V.G.	90%	100%	100%	4,458	
Frame Shed	1977	36	D 100	202	Avq.	84%	100%	100%	170	
Frame Shed	1982	180	B 100	1,613	Avq.	87%	100%	100%	1,403	
Wood Deck	1996	84	C 100	706	Avq.	95%	100%	100%	671	
1,424 SFLA									Outbuilding Total	14,824

Acpt Land 143,600 **Accepted Bldg** 127,200 **Total** 270,800

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2940P279

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
3.01	Acres-Rear Land 1-10	2,000.00	6,020	100%		6,020	
0.06	Acres-Misc (Fract)	30,000.00	7,348	200%		14,697	
Total Acres 6.07						Land Total	58,817

Dwelling Description

Replacement Cost New

Ranch	One Story	1,498 Sqft	Grade C 110	Base	122,756
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1198 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,772
Heating	100% Hot Water BB	Cooling	0% Refrig.A/C	Heat	4,060
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	GOOD	GOOD	Average	Typical	151,904
Functional Obsolescence						Value(Rcnld)
None		None		83%	94%	118,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1975	42	C 110	2,393	Avq.	83%	94%	100%	1,867	
Frame Garage	1975	680	C 110	10,472	Avq.	83%	100%	100%	8,692	
Wood Deck	2013	96	C 100	806	Avq.	97%	100%	100%	782	
Wood Deck	2013	336	B 100	3,612	Avq.	97%	100%	100%	3,504	
2 STORY GARAGE	1982	912	C 110	21,067	Avq.	83%	100%	100%	17,486	
Frame Shed	1975	144	D 100	806	Avq.	83%	100%	100%	669	
1 Story/BASEMENT	2013	624	B 100	49,202	Avq.	97%	94%	100%	44,862	
ONE STORY FRAME	2013	400	B 100	26,522	Avq.	97%	94%	100%	24,182	
Frame Shed	1975								500	
----- S O U N D V A L U E -----									500	
2,564 SFLA									Outbuilding Total	102,544

Acpt Land

58,800

Accepted Bldg

221,100

Total

279,900

Oakland
 Name: JONES, LINDA B.

Valuation Report

07/15/2016

Page 963

Map/Lot:

012-008-A

Account: 2217 Card: 1 of 1

Location:

60 SUNNY SHORE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelRolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2940P279

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	100%		126,997
Total Acres 0.20				Land Total		126,997

Dwelling Description

Replacement Cost New

Conventional	One Story	784 Sqft	Grade C 100	Base	67,614
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-7,683
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	1,932
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	1997	TYPICAL	TYPICAL	Good	Typical	62,703			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	55,179				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1997	368	C 100	3,091	Avg.	96%	100%	100%	2,967
Frame Shed	2001	144	C 100	1,008	Avg.	97%	100%	100%	978
784 SFLA									
Outbuilding Total									3,945

Acpt Land

127,000

Accepted Bldg

59,100

Total

186,100

Oakland
 Name: JONES, LINDA B.

Valuation Report

07/15/2016

Page 964

Map/Lot:

012-008B

Account: 3408 Card: 1 of 1

Location:

61 SUNNY SHORE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	Acres-Homesite (Fract)	216,000	74,668	100%		74,668
1.02	Acres-Rear Land 1-10	3,600.00	3,672	100%		3,672
Total Acres 1.06			Land Total			78,340

Dwelling Description

Replacement Cost New

Conventional	Two Story	952 Sqft	Grade A 100	Base	187,112
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,480
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,506
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	209,294
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	194,895
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	2008	400	A 100	33,152	Avq.	30,871
Wood Deck	2008	756	A 100	10,161	Avq.	9,856
2,304 SFLA						40,727
Outbuilding Total						40,727

Acpt Land

78,300

Accepted Bldg

235,600

Total

313,900

Oakland
 Name: MCKAY, BRENDA E.

Valuation Report

07/15/2016

Page 965

Map/Lot:

012-009

Account: 1522 Card: 1 of 1

Location:

MORSE POINT PLACE

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2537P24 JT

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
5.57	Acres-Rear Land 1-10	2,000.00	11,140	100%	Excess Frt	11,140
Total Acres 6.57						35,140
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1990	768	C 100	10,752	Avg.	92%	100%	100%	9,892
Frame Shed	1949	140	D 100	784	Fair	54%	100%	100%	423
1.50 ST GARAGE..	2001	936	C 100	17,035	Avg.	97%	100%	100%	16,524
Outbuilding Total									26,839

Acpt Land	35,100	Accepted Bldg	26,800	Total	61,900
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Oakland
 Name: NOONAN REALTY TRUST

Valuation Report

07/15/2016

Page 966

Map/Lot:

012-010

Account: 397 Card: 1 of 1

Location:

MORSE POINT PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B4146P274
 Reference 2
 Tran/Land/Bldg 1 5 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	06/01/1992
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	216,000	179,429	90%	Vacancy	0
0.57	Acres-Homesite (Fract)	2,000.00	11,140	110%	Access	177,635
Total Acres 0.57					Land Total	177,635

Acpt Land	177,600	Accepted Bldg	0	Total	177,600
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2866P316
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	216,000	163,493 110%	Access	179,842
0.72	Acres-Rear Land 1-10	3,600.00	2,592 100%		2,592
Total Acres 1.15			Land Total		182,434

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,088 Sqft	Grade C 110	Base	142,462
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,898
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1990	GOOD	TYPICAL	Good	Typical	153,442
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	94%	100%	118,273	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	360	C 110	20,513	Good	82%	94%	100%	15,812
Encl Frame Porch	1980	161	C 110	5,113	Good	82%	100%	100%	4,193
Wood Deck	1980	291	C 110	2,689	Good	82%	100%	100%	2,205
Frame Garage	1990	1152	C 100	16,128	Avq.	92%	100%	100%	14,838
Frame Shed	1970	308	C 100	2,156	Avq.	80%	100%	100%	1,725
Wood Deck	1980	120	D 100	806	Avq.	86%	100%	100%	693
Wood Deck	1996	138	C 100	1,159	Avq.	95%	100%	100%	1,101
Wood Deck	1998	470	C 100	3,948	Avq.	96%	100%	100%	3,790
Patio	1960								200
2,536 SFLA									44,557

Acpt Land	182,400	Accepted Bldg	162,800	Total	345,200
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Valuation Report

Account: 993 Card: 1 of 1

Location: MORSE POINT PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 08/01/1993
 Sale Price 102,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4476P331

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	216,000	200,666	90%	Vacancy	0
0.80	Acres-Homesite (Fract)	3,600.00	2,592	110%	Access	198,659
0.32	Acres-Rear Land 1-10	3,600.00	1,152	100%		1,152
Total Acres 1.12					Land Total	199,811

Acpt Land	199,800	Accepted Bldg	0	Total	199,800
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Valuation Report

Account: 1884 Card: 1 of 1

Location: 149 MORSE POINT PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/28/2015
 Sale Price 333,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12116P313 JT
 Reference 2
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	216,000	178,384 110%	Access	196,222
Total Acres 0.56				Land Total	196,222

Dwelling Description

Replacement Cost New

Contemporary	Two Story	984 Sqft	Grade B 100	Base	156,544
Exterior	CLAPBOARD	Masonry Trim	128Sqft	Trim	688
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	514 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,196
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,207
Rooms	7	HEARTHES	ONE HEARTH	HEARTHES	1,075
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	1/2 Finished			Attic	11,057
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	GOOD	GOOD	Average	Typical	185,993			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	98%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1985	440	B 100	10,251	Avq.	89%	100%	100%	9,123
Wood Deck	1985	416	B 100	4,473	Avq.	89%	100%	100%	3,981
Open Frame Porch	1985	20	B 100	538	Avq.	89%	100%	100%	479
1,968 SFLA						Outbuilding Total			13,583

Acpt Land 196,200 **Accepted Bldg** 175,800 **Total** 372,000

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Reference 1 B2000P17 JT
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	216,000	181,483 110%	Access	199,631
Total Acres 0.59				Land Total	199,631

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	864 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	132,596 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1022 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,308
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,769
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1977	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total 157,587
Functional Obsolescence None	Economic Obsolescence None	Phys. % 84%	Func. % 96%	Econ. % 100%	Value(Rcnld) 127,078	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	266	B 100	17,637	Avq.	84%	96%	100%	14,222
ONE STORY FRAME	2007	144	B 100	9,548	Avq.	97%	96%	100%	8,892
Open Frame Porch	1980	342	B 100	6,308	Avq.	84%	100%	100%	5,299
Wood Deck	2001	160	B 100	1,721	Avq.	84%	100%	100%	1,446
Wood Deck	1980	120	B 100	1,291	Avq.	84%	100%	100%	1,084
1SFr Overhanq	1980	18	B 100	1,193	Avq.	84%	96%	100%	962
Frame Garage	1980	552	C 100	7,728	Avq.	86%	100%	100%	6,646
Wood Deck	1992	224	C 100	1,882	Avq.	93%	100%	100%	1,750
ONE STORY FRAME	2001	252	B 100	16,709	Avq.	84%	96%	100%	13,475
ONE STORY FRAME	1980	90	B 100	5,967	Avq.	84%	96%	100%	4,812
2,282 SFLA									58,588

Acpt Land	199,600	Accepted Bldg	185,700	Total	385,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2509P325
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483 100%		138,483
Total Acres 0.26				Land Total	138,483

Dwelling Description

Replacement Cost New

Conventional	One Story	494 Sqft	Grade D 110	Base	43,780
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1953	0	TYPICAL	TYPICAL	Above Average	Typical	44,519			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		74%	100%	100%			
						Value			
						Rcnld			
						32,944			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1955	133	D 110	3,401	Avq+	74%	100%	100%	2,517
Encl Frame Porch	1955	152	D 110	3,868	Avq+	74%	100%	100%	2,862
Wood Deck	2003	598	B 100	6,430	Avq.	97%	100%	100%	6,237
Patio	1955	418	D 110	1,030	Avq+	74%	100%	100%	762
Patio	1955	56	D 110	139	Avq+	74%	100%	100%	103
Patio	1955	56	D 110	139	Avq+	74%	100%	100%	103
494 SFLA						Outbuilding Total			12,584
Acpt Land		138,500	Accepted Bldg		45,500	Total			184,000

Valuation Report

Account: 756 Card: 1 of 1

Location: 137 MORSE POINT PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/01/1995
 Sale Price 73,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5010P144
 Reference 2 S.S.GRANT 2/4/02 B6798P109
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.21	Acres-Homesite (Fract)	216,000	129,058	100%		129,058	
Total Acres 0.21						Land Total	129,058

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	644 Sqft	Grade C 100	Base	76,688
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,380
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2002	GOOD	GOOD	Above Average	Typical	83,688
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				90%	99%	100%
						74,566

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	184	C 100	11,334	Avq+	90%	99%	100%	10,099
ONE STORY FRAME	1985	96	C 100	4,973	Avq+	90%	99%	100%	4,431
Wood Deck	1985	570	C 100	4,788	Avq.	89%	100%	100%	4,261
Wood Deck	1999	80	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	2002	60	C 100	504	Avq.	97%	100%	100%	489
TWO STORY FRAME	2002	276	C 100	21,445	Avq.	97%	99%	100%	20,594
1,798 SFLA									
Outbuilding Total									40,526

Acpt Land 129,100 **Accepted Bldg** 115,100 **Total** 244,200

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B6328P057
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Sale Data
Sale Date 10/01/2000
Sale Price 156,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	216,000	165,964 100%		165,964
Total Acres 0.45				Land Total	165,964

Dwelling Description

Replacement Cost New

Conventional	Two Story	894 Sqft	Grade C 100	Base	111,586
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,142
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	1989	TYPICAL	TYPICAL	Good	Typical	103,484			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	98% 100%	83,160			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	116	C 100	6,009	Good	82%	98%	100%	4,828
ONE STORY FRAME	1960	128	C 100	6,630	Good	82%	98%	100%	5,328
Encl Frame Porch	1960	328	C 100	9,324	Good	82%	100%	100%	7,646
Wood Deck	1960	382	C 100	3,209	Good	82%	100%	100%	2,631
Frame Garage	1989	525	B 100	9,408	Avq.	91%	100%	100%	8,561
Frame Shed	1960	108	D 100	605	Avq.	74%	100%	100%	448
2,032 SFLA									
						Outbuilding Total			29,442
Acpt Land		166,000		Accepted Bldg		112,600		Total	278,600

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1999
Sale Price 405,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B6008P053

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 18 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	125%	Size/Shape	270,000
0.55	Acres-Frontage 1	140,400	77,220	125%	Size/Shape	96,525
0.21	Acres-Rear Land 1-10	3,600.00	756	100%		756
Total Acres 1.76				Land Total		367,281

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	2,052 Sqft	Grade A 100	Base	326,420
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	3200 Sqft, Grade B	Basement Gar	4 CAR	Fin Bsmt	66,304
Heating	100% Hot Water BB	Cooling	0% None	Heat	14,157
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	4	Half Baths	1	Plumbing	17,472
Attic	None			Attic	0
FirePlaces	2			Fireplace	6,720
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Good	Typical	431,073
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	87% 100%	318,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1968	1600	A 100	157,696	Avq.	79%	87%	100%	108,385
Wood Deck	1968	2574	A 100	34,594	Avq.	79%	100%	100%	27,329
1 Story/BASEMENT	1968	312	A 100	30,751	Avq.	79%	87%	100%	21,135
Wood Deck	1968	252	A 100	3,387	Avq.	79%	100%	100%	2,676
Open Frame Porch	1968	108	C 100	1,652	Avq.	79%	100%	100%	1,305
Frame Garage	1968	837	C 100	11,718	Avq.	79%	100%	100%	9,257
Frame Garage	1968	224	D 100	2,509	Avq.	79%	100%	100%	1,982
5,503 SFLA									
Outbuilding Total									172,069

Acpt Land 367,300 **Accepted Bldg** 490,800 **Total** 858,100

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	11/01/1998
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B5791P053
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 12 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	216,000	213,840 100%		213,840
Total Acres 0.97				Land Total	213,840

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,556 Sqft	Grade B 100	Base	191,642
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,361
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	GOOD	Good	Typical	205,454
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	95%	100%
						185,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1992	1161	B 100	20,805	Good	95%	100%	100%	19,765
Wood Deck	1992	554	B 100	5,957	Good	95%	100%	100%	5,659
Open Frame Porch	1992	4	B 100	251	Good	95%	100%	100%	238
1 Story/BASEMENT	1992	24	B 100	1,893	Good	95%	95%	100%	1,708
GAR/SHED BSMT...	1992	435	B 100	4,677	Good	95%	100%	100%	4,443
Frame Garage	1999	240	C 100	3,360	Avq.	97%	100%	100%	3,259
2,358 SFLA									35,072
									Outbuilding Total

Acpt Land	213,800	Accepted Bldg	220,500	Total	434,300
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Valuation Report

Account: 939 Card: 1 of 1

Location: SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/01/1999
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	30%	Restrictio	9,000
0.71	Acres-Rear Land 1-10	2,000.00	1,420	100%		1,420
Total Acres 1.71					Land Total	10,420

Acpt Land	10,400	Accepted Bldg	0	Total	10,400
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Oakland
 Name: HAMMOND, EDWARD + ANN CO-TRUSTEES

Valuation Report

07/15/2016

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Map/Lot:

012-019-01

Account: 4008 Card: 1 of 1

Location:

MORSE POINT PLACE

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%		24,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	24,200

Acpt Land 24,200 **Accepted Bldg** 0 **Total** 24,200

Oakland
 Name: HAMMOND, EDWARD + ANN CO-TRUSTEES

Valuation Report

07/15/2016

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Map/Lot:

012-019-02

Account: 4009 Card: 1 of 1

Location:

MORSE POINT PLACE

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.14	Acres-Rear Land 1-10	2,000.00	280	100%		280
Total Acres 1.14					Land Total	24,280

Acpt Land 24,300 **Accepted Bldg** 0 **Total** 24,300

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	24,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	2001	240	B 100	2,150	Avg.	97%	100%	100%		2,086
Outbuilding Total										2,086

Acpt Land	24,000	Accepted Bldg	2,100	Total	26,100
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Oakland
 Name: HAMMOND, EDWARD + ANN CO-TRUSTEES

Valuation Report

07/15/2016

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Account: 4011 Card: 1 of 1

Map/Lot:
 Location:

012-019-04
 MORSE POINT PLACE

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08					Land Total	24,160

Acpt Land	24,200	Accepted Bldg	0	Total	24,200
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Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography Rolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 2.70					Land Total	30,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Tennis Court	2000	1	B 100	8,960	Avq.	97%	100%	100%	8,691	
									Outbuilding Total	8,691

Acpt Land	30,400	Accepted Bldg	8,700	Total	39,100
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Oakland
 Name: HAMMOND, EDWARD + ANN CO-TRUSTEES

Valuation Report

07/15/2016

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Map/Lot:

012-019-06

Account: 4013 Card: 1 of 1

Location:

MORSE POINT PLACE

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.05	Acres-Frontage 1	5,000.00	250	100%		250
Total Acres 1.05					Land Total	24,250

Acpt Land	24,300	Accepted Bldg	0	Total	24,300
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Oakland
 Name: HAMMOND, EDWARD + ANN CO-TRUSTEES

Valuation Report

07/15/2016

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Account: 4014 Card: 1 of 1

Map/Lot:
 Location:

012-019-07
 MORSE POINT PLACE

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6008P050

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01				Land Total		24,020
Acpt Land		24,000	Accepted Bldg		0	Total
						24,000

Valuation Report

Account: 3982 Card: 1 of 1

Location: 134 MORSE POINT PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use: RURAL.....
 Topography: Above StreetRolling
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 09/15/2009
 Sale Price: 249,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10214P187
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	145,892
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,584
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,564
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	GOOD	GOOD	Average	Typical	158,266			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	100%			
Value(Rcnld)						151,983			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	180	B 100	1,935	Avq.	97%	100%	100%	1,877
Wood Deck	2000	224	B 100	2,408	Avq.	97%	100%	100%	2,336
Frame Garage	2000	224	B 100	4,014	Avq.	97%	100%	100%	3,894
1,764 SFLA									
Outbuilding Total									8,107

Acpt Land 24,900 **Accepted Bldg** 160,100 **Total** 185,000

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5780P311
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	10/01/1998
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			32,600

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	71,242
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Average	Typical	73,443
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	98% 100%	61,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1980	384	C 100	25,858	Avq.	86%	98%	100%	21,793
Unfin Basement	1980	192	C 100	1,882	Avq.	86%	100%	100%	1,619
Frame Bay Window	1970	27	C 100	1,399	Avq.	86%	98%	100%	1,179
Wood Deck	1980	360	C 100	3,024	Avq.	86%	100%	100%	2,601
Wood Deck	2000	256	C 100	2,150	Avq.	97%	100%	100%	2,086
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	100%	3,395
ONE STORY FRAME	2002	500	B 100	33,152	Avq.	97%	98%	100%	31,514
Unfinished Attic	2002	260	C 100	728	Avq.	97%	100%	100%	706
1.50 ST GARAGE..	2002	1000	B 100	23,296	Avq.	97%	100%	100%	22,597
1,967 SFLA							Outbuilding Total		87,490

Acpt Land	32,600	Accepted Bldg	149,400	Total	182,000
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Oakland
 Name: FINKEL, JEFFREY W.

Valuation Report

07/15/2016

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Map/Lot:

012-021

Account: 1686 Card: 1 of 1

Location:

SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3169P299

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
6.00	Acres-Frontage 1	5,000.00	30,000	63%	Excess Frt	18,900
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
5.00	Acres-Rear Land 11-20	600.00	3,000	100%		3,000
Total Acres 22.00					Land Total	65,900

Acpt Land	65,900	Accepted Bldg	0	Total	65,900
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Account: 2917 Card: 1 of 1

Map/Lot: 012-022
 Location: 151 STAGHORN PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2290P278
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	216,000	200,666	100%		200,666
8.00	Acres-Rear Land 1-10	3,600.00	28,800	100%		28,800
Total Acres 8.80			Land Total			229,466

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,322 Sqft	Grade B 110	Base		184,422
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,971
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,880
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	2			
Baths	3	Half Baths	1	Plumbing		11,827
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,957
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	GOOD	GOOD	Good	Typical	208,057	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	95%	100%	181,842

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1985	912	B 100	60,060	Avq.	89%	100%	100%	53,453
ONE STORY FRAME	1985	176	B 100	11,669	Avq.	89%	95%	100%	9,866
1 Story/BASEMENT	1985	108	B 110	9,367	Good	92%	95%	100%	8,187
1 Story/BASEMENT	1985	152	B 110	13,184	Good	92%	95%	100%	11,523
Open Frame Porch	1985	218	D 100	2,554	Avq.	89%	100%	100%	2,273
Wood Deck	1985	409	C 100	3,436	Avq.	89%	100%	100%	3,058
Wood Deck	1985	130	C 100	1,092	Avq.	89%	100%	100%	972
Wood Deck	1985	140	C 100	1,176	Avq.	89%	100%	100%	1,047
2,419 SFLA									
Outbuilding Total									90,379

Acpt Land	229,500	Accepted Bldg	272,200	Total	501,700
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2301P330
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	216,000	200,666	100%		200,666
4.78	Acres-Rear Land 1-10	3,600.00	17,208	100%		17,208
Total Acres 5.58			Land Total			217,874

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,155 Sqft	Grade D 110	Base	79,612
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp None	Basement	-9,961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Good	Typical	70,390			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		78%	100%	100%	54,904		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	210	C 100	1,764	Avq.	97%	100%	100%	1,711
Frame Shed	1950								200
----- S O U N D V A L U E -----									
1,155 SFLA									1,911
Outbuilding Total									1,911

Acpt Land	217,900	Accepted Bldg	56,800	Total	274,700
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 01/22/2016
Sale Price 250,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B12213P210
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.14	Acres-Rear Land 1-10	3,600.00	504	100%		504
Total Acres 0.64			Land Total			172,340

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	1,430 Sqft Masonry Trim Roof Cover	Grade B 90 None Asphalt Shingles	Base Trim Roof	189,313 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,400
Heating	100% Hot Water BB	Cooling	100% None	Heat	8,118
Rooms	8	HEARTH	ONE HEARTH	HEARTH	968
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,838
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,419
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	228,056
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	93%	100%	201,487	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	184	C 100	2,716	Avq.	96%	100%	100%	2,607
1S GAR/BSMT.....	1996	528	C 100	10,349	Avq.	95%	100%	100%	9,832
Wood Deck	1996	623	C 100	5,233	Avq.	95%	100%	100%	4,971
Wood Deck	2005	720	B 100	7,742	Avq.	97%	100%	100%	7,510
2,860 SFLA									24,920
Outbuilding Total									24,920

Acpt Land	172,300	Accepted Bldg	226,400	Total	398,700
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Valuation Report

Account: 442 Card: 1 of 1

Location: 71 STAGHORN PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1999
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6011P342
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.16	Acres-Rear Land 1-10	3,600.00	576	100%		576
Total Acres 0.91			Land Total			197,013

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 100	Base	66,629
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	628 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,792
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	2000	GOOD	GOOD	Average	Typical	81,301	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		86%	100%	100%	69,919

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1980	256	C 100	3,724	Avq.	86%	100%	100%	3,203
Wood Deck	2000	180	C 100	1,512	Avq.	97%	100%	100%	1,467
Patio	1980	128	C 100	358	Avq.	86%	100%	100%	308
Frame Shed	1980								300
3/4S AD/GAR.....	2011	720	B 100	47,417	Avq.	97%	100%	100%	45,994
Wood Deck	2009	216	B 100	2,323	Avq.	97%	100%	100%	2,253
Unfinished Attic	2011	512	B 100	1,835	Avq.	97%	100%	100%	1,780
768 SFLA									55,305

Acpt Land 197,000 **Accepted Bldg** 125,200 **Total** 322,200

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/15/2014
 Sale Price 380,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11738P120
 Reference 2
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
1.26	Acres-Rear Land 1-10	3,600.00	4,536	100%		4,536
Total Acres 1.76			Land Total			176,372

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,104 Sqft	Grade C 110	Base	124,877
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	828 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,751
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,488
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	1997	GOOD	GOOD	Good	Typical	147,198			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1975	299	C 110	2,762	Good	88%	100%	100%	2,431
Frame Shed	1975								100
1,656 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total						2,531			

Acpt Land 176,400 **Accepted Bldg** 132,100 **Total** 308,500

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B11539P327
 Reference 2:
 Tran/Land/Bldg: 1 5 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
Total Acres 3.10			Land Total			34,200

Dwelling Description

Replacement Cost New

Garrison	Two Story	864 Sqft	Grade B 100	Base	142,067
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,450
Rooms	7	HEARTHS	ONE HEARTH	HEARTHS	1,075
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	150,742
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	89%	96%	100%	128,794	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1985	36	B 100	2,387	Avq.	89%	96%	100%	2,039
1.5 Story/BSMT	1985	288	B 100	28,437	Avq.	89%	96%	100%	24,297
Wood Deck	1985	84	B 100	903	Avq.	89%	100%	100%	804
1.50 ST GARAGE..	1985	780	C 110	15,616	Avq.	89%	100%	100%	13,898
2,196 SFLA									41,038
Outbuilding Total									41,038

Acpt Land	34,200	Accepted Bldg	169,800	Total	204,000
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Oakland
 Name: POLIQUIN, BRUCE LEE

Valuation Report

07/15/2016

Page 993

Map/Lot:

012-027-A

Account: 2378 Card: 1 of 1

Location:

69 DERBY PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B11539P327
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
Total Acres 0.50					Land Total	171,836

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	832 Sqft	Grade C 110	Base	102,935
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	102,935			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	94,700			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	60	C 110	554	Avq.	92%	100%	100%	510
Wood Deck	1990	288	C 110	2,661	Avq.	92%	100%	100%	2,448
1,248 SFLA						Outbuilding Total			2,958
Acpt Land		171,800	Accepted Bldg		97,700	Total		269,500	

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5820P196 B6209P323
 Reference 2 B5833P337 B9835P086
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 06/14/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	216,000	159,637	100%		159,637
3.00	Acres-Rear Land 1-10	3,600.00	10,800	100%		10,800
Total Acres 3.40						Land Total 170,437

Dwelling Description

Replacement Cost New

Other	One Story	1,269 Sqft	Grade C 110	Base	107,239
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,480
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	5,198
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	1/2 Finished			Attic	11,696
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	2010	GOOD	GOOD	Average	Typical	146,309
Functional Obsolescence						Value(Rcnld)
None						141,920

Outbuildings/Additions/Improvements		Condition		Layout			Total		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	2000	246	C 110	9,632	Avq.	97%	100%	100%	9,343
Wood Deck	1995	220	C 100	1,848	Avq.	95%	100%	100%	1,756
Frame Shed	2010	132	B 100	1,183	Avq.	97%	100%	100%	1,148
Wood Deck	2010	48	C 100	403	Avq.	97%	100%	100%	391
Wood Deck	2000	444	C 100	3,730	Avq.	97%	100%	100%	3,618
1,269 SFLA									Outbuilding Total 16,256

Acpt Land	170,400	Accepted Bldg	158,200	Total	328,600
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Oakland
 Name: GARDNER, ROBERT ENTERPRISES LLC

Valuation Report

07/15/2016

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Map/Lot: 012-029

Account: 1144 Card: 1 of 1

Location: 115 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/08/2006
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2 B10249P272 & 279
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	30,000.00	27,000	80%	Vacancy	21,600
Total Acres 0.81				Land Total		21,600
Acpt Land		21,600	Accepted Bldg		0	Total
						21,600

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/29/2007
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9419P115
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	30,000.00	25,456	100%		25,456
Total Acres 0.72			Land Total			25,456

Dwelling Description

Replacement Cost New

Conventional	One Story	320 Sqft	Grade C 90	Base	35,129
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Damp 3/4 Bmt	Basement	-1,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,182
FirePlaces	1			Fireplace	1,890
Insulation	Minimal			Insulation	-403
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	42,689
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	32,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1978	840	C 100	11,760	Avq.	85%	100%	100%	9,996
1 Story/BASEMENT	1962	475	C 90	26,334	Avq.	75%	100%	100%	19,750
Wood Deck	1962	60	C 90	454	Avq.	75%	100%	100%	340
Encl Frame Porch	1998	128	B 100	4,767	Avq.	96%	100%	100%	4,576
Frame Garage	1998	288	C 100	4,032	Avq.	96%	100%	100%	3,871
795 SFLA									
Outbuilding Total									38,533

Acpt Land 25,500 **Accepted Bldg** 70,600 **Total** 96,100

Oakland
 Name: GARDNER, ROBERT ENTERPRISES LLC

Valuation Report

07/15/2016

Page 997

Map/Lot:

012-030-01

Account: 4369 Card: 1 of 1

Location:

HEMLOCK PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingLevel
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/14/2006
Sale Price	145,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B10249P274 & 277

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	216,000	136,702	90%	Vacancy	123,032
3.27	Acres-Rear Land 1-10	3,600.00	11,772	100%		11,772
Total Acres 3.52					Land Total	134,804

Acpt Land	134,800	Accepted Bldg	0	Total	134,800
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/13/2012
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10412P048
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	216,000	192,015	100%		192,015
0.76	Acres-Rear Land 1-10	3,600.00	2,736	100%		2,736
Total Acres 1.46			Land Total			194,751

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	928 Sqft	Grade B 100	Base	127,271
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,472
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-9,354
Rooms	0	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	None	None	Average	Typical	102,219			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	61% 100%	60,483			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2014	208	C 100	1,747	Avg.	97%	50%	100%	848
1,392 SFLA							Outbuilding Total		848
Acpt Land		194,800	Accepted Bldg		61,300	Total		256,100	

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7470P050
 Reference 2 CAMP DAVID TRUST
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 05/30/2003
 Sale Price 129,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.43	Acres-Rear Land 1-10	3,600.00	1,548	100%		1,548
Total Acres 0.93						Land Total 173,384

Dwelling Description

Replacement Cost New

Other	One Story	576 Sqft	Grade D 110	Base	53,048
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,951
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,176
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	OLD TYPE	Old Type	Average	Typical	53,112
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		71%	100% 100%	37,710

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1954	264	D 110	1,952	Avq.	71%	100%	100%	1,386
ONE STORY FRAME	1954	168	D 100	6,962	Avq.	71%	100%	100%	4,943
Frame Shed	1954	96	D 100	538	Avq.	71%	100%	100%	382
Wood Deck	1954	336	D 100	2,258	Avq.	71%	100%	100%	1,603
744 SFLA						Outbuilding Total			8,314

Acpt Land 173,400 **Accepted Bldg** 46,000 **Total** 219,400

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 05/01/2000
Sale Price 250,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6203P345
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.30	Acres-Rear Land 1-10	3,600.00	1,080	100%		1,080
Total Acres 0.80			Land Total			172,916

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story WOOD SHINGLE 1 OTHER Units-0	720 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	91,051 0 0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	304 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,128
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1998	TYPICAL	TYPICAL	Good	Typical	97,799
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	96%	100%	84,498	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	420	C 110	3,881	Good	90%	100%	100%	3,493
2 Story/BASEMENT	1998	304	C 110	29,260	Good	90%	99%	100%	26,071
Frame Shed	1955	96	D 100	538	Fair	59%	100%	100%	317
1 Story/BASEMENT	1980	76	C 110	5,149	Good	90%	99%	100%	4,588
Wood Deck	1998	76	C 110	703	Good	90%	100%	100%	633
Open Frame Porch	1998	76	C 110	1,324	Good	90%	100%	100%	1,192
Wood Deck	2001	128	C 100	1,075	Avq.	97%	100%	100%	1,043
1,764 SFLA									37,337

Acpt Land	172,900	Accepted Bldg	121,800	Total	294,700
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Oakland
 Name: BROOK, DIANE M.

Valuation Report

07/15/2016

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Map/Lot:

012-033-1

Account: 3823 Card: 1 of 1

Location:

HEMLOCK PLACE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/01/2000
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6203P345

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
1.07	Acres-Rear Land 1-10	1,600.00	1,712	100%		1,712
Total Acres 2.07					Land Total	20,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
OUONSET.....	2008	660	B 100	11,827	Avg.	97%	100%	100%		11,472
Outbuilding Total										11,472

Acpt Land	20,900	Accepted Bldg	11,500	Total	32,400
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B12164P205
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 10/30/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.20	Acres-Rear Land 1-10	3,600.00	720	100%		720
Total Acres 1.20			Land Total			216,720

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	660 Sqft	Grade D 110	Base	73,890
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,336
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-1,423
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1953	0	OLD TYPE	Old Type	Below Average	Typical	60,441			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
OTHER.....	None	66%	80%	100%	31,913				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1953	180	D 110	8,205	Avq-	66%	80%	100%	4,332
ONE STORY FRAME	1953	240	D 110	10,940	Avq-	66%	80%	100%	5,776
Encl Frame Porch	1953	240	D 110	6,037	Avq-	66%	80%	100%	3,187
Open Frame Porch	1953	30	D 110	493	Avq-	66%	80%	100%	260
Frame Shed	1970								300
----- S O U N D V A L U E -----									
1,575 SFLA									13,855
Acpt Land		216,700	Accepted Bldg		45,800	Total			262,500

Valuation Report

Neighborhood 67 CAMP ROAD
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/01/1999
 Sale Price 12,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5877P045
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.10	Acres-Rear Land 1-10	1,600.00	1,760	100%		1,760
Total Acres 2.10			Land Total			25,760

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 90	Base	140,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,193
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,722
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,935
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	136,145
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	94% 100%	124,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1999	180	B 90	10,741	Avq.	97%	94%	100%	9,794
Frame Garage	1999	784	B 90	12,645	Avq.	97%	100%	100%	12,266
Frame Shed	1999	120	C 100	840	Avq.	97%	100%	100%	815
Open Frame Porch	2006	160	B 100	3,046	Avq.	97%	100%	100%	2,955
ONE STORY FRAME	2006	320	B 100	21,217	Avq.	97%	94%	100%	19,345
Wood Deck	2009	142	B 100	1,527	Avq.	97%	100%	100%	1,481
2,516 SFLA									
Outbuilding Total									46,656

Acpt Land	25,800	Accepted Bldg	170,800	Total	196,600
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Valuation Report

Account: 3376 Card: 1 of 1

Map/Lot: 012-035-1
 Location: 40 HEMLOCK PLACE

Neighborhood 67 CAMP ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	07/01/1999
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B6016P120
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		0
1.00	Acres-Homesite (Fract)	1,600.00	1,760	90%	Size/Shape	21,600
1.30	Acres-Rear Land 1-10	1,600.00	2,080	100%		2,080
Total Acres 2.30			Land Total			23,680

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,088 Sqft	Grade B 110	Base	182,352
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,549
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	GOOD	GOOD	Average	Typical	199,954			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	96% 100%	186,197			
Outbuildings/Additions/Improvements				Percent Good		Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2001	784	B 110	56,794	Avq.	97%	50%	100%	27,545
Open Frame Porch	2001	288	B 110	5,873	Avq.	97%	100%	100%	5,697
1 Story/BASEMENT	2001	24	B 110	2,082	Avq.	97%	96%	100%	1,939
Wood Deck	2004	382	B 110	4,518	Avq.	97%	100%	100%	4,382
Wood Deck	2009	72	B 100	774	Avq.	97%	100%	100%	751
2,200 SFLA						Outbuilding Total			40,314
Acpt Land		23,700		Accepted Bldg		226,500		Total	250,200

Valuation Report

Account: 270 Card: 1 of 1

Location: 16 HEMLOCK PLACE

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	01/01/1998
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B9535P328

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.57	Acres-Rear Land 1-10	2,000.00	5,140	100%		5,140
Total Acres 3.57			Land Total			35,140

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	GOOD	GOOD	Good	Typical	99,018
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence			Phys. %			Value
None			89%			
Func. %						Rcnd
97%						
Econ. %						Value
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	1978	144	C 100	2,156	Good	89%	100%	100%	1,919
Wood Deck	1979	376	C 100	3,158	Good	89%	100%	100%	2,811
Encl Frame Porch	1978	20	C 100	700	Good	89%	100%	100%	623
1 & 3/4 STORY FR	2008	484	B 100	44,927	Avq.	97%	97%	100%	42,272
3/4S AD/GAR.....	2008	896	B 100	59,007	Avq.	97%	100%	100%	57,237
Open Frame Porch	2008	88	B 100	1,756	Avq.	97%	100%	100%	1,703
Wood Deck	2012	312	B 100	3,354	Good	4%	100%	100%	134
Jacuzzi #	2012	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	1994	144	D 100	806	Avq.	94%	100%	100%	758
Carport/Canopy	1994	48	D 100	242	Avq.	94%	100%	100%	227
2,095 SFLA									
Outbuilding Total									111,079

Acpt Land	35,100	Accepted Bldg	196,600	Total	231,700
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Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/17/2013
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11388P049
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92				Land Total		28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	950 Sqft	Grade C 100	Base	77,840
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,330
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,341
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Average	Typical	78,851			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
COND/DES/UTIL...		None		68%	85% 100%	45,576			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1970	394	C 100	24,270	Avq.	80%	100%	100%	19,416
Encl Frame Porch	1950	50	C 100	1,540	Avq.	68%	100%	100%	1,047
Open Frame Porch	1950	24	C 100	476	Avq.	68%	100%	100%	324
1,344 SFLA						Outbuilding Total			20,787

Acpt Land 28,800 **Accepted Bldg** 66,400 **Total** 95,200

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography RollingRough
Utilities DugWell/LakeSeptic System
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B12164P200
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Sale Data
Sale Date 10/30/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
4.43	Acres-Rear Land 1-10	3,600.00	15,948	100%		15,948
Total Acres 5.43			Land Total			231,948

Dwelling Description

Replacement Cost New

Other	Two Story	832 Sqft	Grade D 110	Base	95,017
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,688
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,050
Unfin. Living Area	80%			Unfinished	-9,840

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	OLD TYPE	Old Type	Below Average	Typical	64,676
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	64%	100%	100%	41,393	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1939	256	D 110	3,277	Avq-	64%	100%	100%	2,097
Open Frame Porch	1939	25	D 110	431	Avq-	64%	100%	100%	276
Wood Deck	1960	128	D 100	860	Avq-	70%	50%	100%	301
Wood Deck	1950			----- S O U N D V A L U E -----					500
333 SFLA				Outbuilding Total					3,174

Acpt Land 231,900 **Accepted Bldg** 44,600 **Total** 276,500

Oakland
 Name: BROWN, DOROTHY A.

Valuation Report

07/15/2016

Page 1008

Map/Lot: 012-039

Account: 2443 Card: 1 of 1

Location: MESSALONSKEE LAKE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B1278P369

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	90%	Vacancy	0
1.00	Acres-Homesite (Fract)	3,600.00	15,948	50%	Size/Shape	97,200
1.00	Acres-Frontage 1	140,400	140,400	50%	Size/Shape	70,200
1.55	Acres-Rear Land 1-10	3,600.00	5,580	100%		5,580
Total Acres 3.55					Land Total	172,980

Acpt Land	173,000	Accepted Bldg	0	Total	173,000
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Oakland
 Name: BROWN, DOROTHY A.

Valuation Report

07/15/2016

Page 1009

Account: 2444 Card: 1 of 1

Map/Lot: 012-040
 Location: BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3265P314

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
6.00	Acres-Frontage 1	5,000.00	30,000	63%	Excess Frt	18,900
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Topography	10,000
10.00	Acres-Rear Land 11-20	600.00	6,000	50%	Topography	3,000
Total Acres 27.00			Land Total			55,900

Acpt Land 55,900 **Accepted Bldg** 0 **Total** 55,900

Neighborhood 67 CAMP ROAD
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/28/2011
 Sale Price 42,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10900P004
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		0
1.00	Acres-Homesite (Fract)	5,000.00	30,000	80%	Topography	19,200
1.00	Acres-Frontage 1	4,000.00	4,000	100%		4,000
1.83	Acres-Rear Land 1-10	1,600.00	2,928	100%		2,928
Total Acres 3.83					Land Total	26,128

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	2012	2160	A 100	145,152	Ava.	97%	100%	100%	140,797	
Unfinished Attic	2012	1620	A 100	7,258	Ava.	97%	100%	100%	7,040	
						Outbuilding Total			147,837	
Acpt Land		26,100	Accepted Bldg		147,800	Total		173,900		

Valuation Report

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6154P246
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
2.31	Acres-Rear Land 1-10	1,600.00	3,696	100%		3,696
Total Acres 3.31			Land Total			27,696

Dwelling Description

Replacement Cost New

Ranch	One Story	1,227 Sqft	Grade C 105	Base	99,648
Exterior	ALUM/VINYL	Masonry Trim	400Sqft	Trim	1,764
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	405 Sqft, Grade D	Basement Gar	None	Fin Bsmt	4,536
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,174
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	109,122
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	97,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	336	C 105	18,276	Avq.	89%	100%	100%	16,266
Open Frame Porch	1986	96	C 105	1,558	Avq.	89%	100%	100%	1,387
Wood Deck	1988	288	C 105	2,540	Avq.	89%	100%	100%	2,261
Frame Garage	1987	864	C 100	12,096	Avq.	90%	100%	100%	10,886
Wood Deck	1999	216	D 100	1,452	Avq.	97%	100%	100%	1,408
Frame Shed	2001	168	C 100	1,176	Avq.	97%	100%	100%	1,141
1,563 SFLA									
Outbuilding Total									33,349

Acpt Land 27,700 **Accepted Bldg** 130,500 **Total** 158,200

Oakland
 Name: MAZZARO, MICHAEL

Valuation Report

07/15/2016

Page 1012

Map/Lot:

012-042

Account: 114 Card: 1 of 1

Location:

MALLARD LANE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B6722P154
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	12/01/2001
Sale Price	0
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Related Parties

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200	
0.84	Acres-Rear Land 1-10	1,600.00	1,344	100%		1,344	
Total Acres 1.84					Land Total	20,544	
Acpt Land		20,500	Accepted Bldg		0	Total	20,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3419P310
 Reference 2 B3944P133
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.95	Acres-Rear Land 1-10	3,600.00	3,420	100%		3,420
Total Acres 1.33					Land Total	160,378

Dwelling Description				Replacement Cost New		
Conventional	One Story	832 Sqft	Grade C 95	Base		73,747
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-11,619
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Electric	Cooling	0% None	Heat		-2,213
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		14,391
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	74,306
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	68,362

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1994	200	C 95	2,793	Avq.	92%	100%	100%	2,570
Wood Deck	1994	208	C 95	1,660	Avq.	92%	100%	100%	1,527
Frame Shed	2000	120	C 100	840	Avq.	97%	100%	100%	815
832 SFLA Outbuilding Total									4,912

Acpt Land	160,400	Accepted Bldg	73,300	Total	233,700
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities DugWell/LakeCesspool
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B12164P202
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 10/30/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	216,000	131,055	100%		131,055
Total Acres 0.22						131,055

Dwelling Description

Replacement Cost New

Other	One Story	431 Sqft	Grade D 90	Base	36,329
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,562
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,629
Rooms	2	HEARTH	ONE HEARTH	HEARTH	605
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-434
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	OLD TYPE	Old Type	Below Average	Typical	30,309			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1960	108	D 90	1,190	Avq-	60%	100%	100%	714
Frame Shed	1970	80	C 100	560	Avq.	70%	100%	100%	392
431 SFLA									
Outbuilding Total						1,106			

Acpt Land 131,100 **Accepted Bldg** 19,300 **Total** 150,400

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6722P154
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 12/01/2001
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	216,000	112.895	100%	112,895
Total Acres 0.14				Land Total	112,895

Dwelling Description

Replacement Cost New

Other	One Story	1,140 Sqft	Grade D 110	Base	78,799
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,267
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Above Average	Typical	60,633			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
						47,294			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	1140	D 110	14,168	Avq+	78%	100%	100%	11,051
Frame Shed	1960	64	D 110	395	Avq+	78%	100%	100%	308
1,140 SFLA									11,359
Acpt Land				112,900	Accepted Bldg		58,700	Total	171,600

Oakland
 Name: LORD, RICHARD E.

Valuation Report

07/15/2016

Page 1016

Map/Lot: 012-046

Account: 1302 Card: 1 of 1

Location: 236 MALLARD LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2447P173
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	216,000	174,074 100%		174,074
Total Acres 0.52				Land Total	174,074

Dwelling Description

Replacement Cost New

Other	One Story	724 Sqft	Grade D 100	Base	56,248
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,514
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,041
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,454
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	51,827			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		74%	100% 100%	38,352			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	364	D 100	8,266	Avq.	74%	100%	100%	6,117
Frame Shed	1960	168	D 100	941	Avq.	60%	100%	100%	565
Frame Shed	1960	272	D 100	1,523	Avq.	60%	100%	100%	914
724 SFLA						Outbuilding Total			7,596

Acpt Land 174,100 **Accepted Bldg** 45,900 **Total** 220,000

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/15/2011
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10781P061
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	216,000	145,179	100%		145,179
Total Acres 0.30						145,179
						Land Total 145,179

Dwelling Description

Replacement Cost New

Other	One Story	600 Sqft	Grade D 100	Base	49,526
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,520
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,344
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	42,302			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		74%	100%	100%			
Value(Rcnld)						31,303			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	125	D 100	1,512	Avq.	74%	100%	100%	1,119
Encl Frame Porch	1960	250	D 100	5,712	Avq.	74%	100%	100%	4,227
Frame Shed	1970	312	D 100	1,747	Avq.	70%	100%	100%	1,223
600 SFLA									
Outbuilding Total									6,569

Acpt Land 145,200 **Accepted Bldg** 37,900 **Total** 183,100

Oakland
 Name: GRIFFIN, MARGARET B.

Valuation Report

07/15/2016

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Map/Lot: 012-048

Account: 1066 Card: 1 of 1

Location: 111 MALLARD LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3833P29
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.58	Acres-Homesite (Fract)	216,000	180,462 100%		180,462
0.76	Acres-Rear Land 1-10	3,600.00	2,736 100%		2,736
Total Acres 1.34			Land Total		183,198

Dwelling Description

Replacement Cost New

Other	One Story	740 Sqft	Grade C 100	Base	64,904
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,885
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	3,976
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	2002	TYPICAL	TYPICAL	Average	Typical	64,995
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	61,745	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	1995	210	C 100	7,497	Avq.	95%	100%	100%	7,122
Frame Shed	1995	120	D 100	672	Avq.	70%	100%	100%	470
Wood Deck	2002	50	C 100	420	Avq.	97%	100%	100%	407
740 SFLA									7,999
Outbuilding Total									7,999

Acpt Land 183,200 **Accepted Bldg** 69,700 **Total** 252,900

Valuation Report

Account: 2967 Card: 1 of 1

Map/Lot: 012-049

Location: 221 MALLARD LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5924P026
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	216,000	181.483 100%		181,483
0.56	Acres-Rear Land 1-10	3,600.00	2.016 100%		2,016
Total Acres 1.15			Land Total		183,499

Dwelling Description

Replacement Cost New

Ranch	One Story	972 Sqft	Grade B 110	Base	111,507
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	972 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,160
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,372
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	958
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	GOOD	GOOD	Average	Typical	142,093	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	137,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	230	C 100	1,610	Avq.	86%	100%	100%	1,385
Frame Shed	1980	325	C 100	2,275	Avq.	86%	100%	100%	1,956
1.75 ST GARAGE..	2004	912	A 100	28,601	Avq.	97%	100%	100%	27,743
Wood Deck	2008	112	B 100	1,204	Avq.	97%	100%	100%	1,168
972 SFLA									32,252
Outbuilding Total									32,252

Acpt Land 183,500 **Accepted Bldg** 170,100 **Total** 353,600

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/01/1998
 Sale Price 44,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5758P284
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992 100%		132,992
Total Acres 0.23				Land Total	132,992

Dwelling Description

Replacement Cost New

Other	Two Story	500 Sqft	Grade B 100	Base	96,230
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-6,272
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	896
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	93,004			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	90,214			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2013	144	B 100	9,548	Avq.	97%	100%	100%	9,262
Wood Deck	2013	140	B 100	1,505	Avq.	97%	100%	100%	1,460
Frame Shed	1980	140	C 100	980	Avq.	86%	100%	100%	843
Wood Deck	2013	32	C 100	269	Avq.	97%	100%	100%	261
Open Frame Porch	2013	12	C 100	308	Avq.	97%	100%	100%	299
Wood Deck	2013	112	C 100	941	Avq.	97%	100%	100%	913
1,144 SFLA									
						Outbuilding Total		13,038	
Acpt Land		133,000		Accepted Bldg		103,300		Total	
								236,300	

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities DugWell/LakeSeptic System
Street Private

Reference 1 B3716P262 JT
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992	100%		132,992
0.27	Acres-Rear Land 1-10	3,600.00	972	100%		972
Total Acres 0.50			Land Total			133,964

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	520 Sqft	Grade C 100	Base	63,420
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	65,940
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	58,027	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1980	320	C 100	19,712	Avq+	88%	100%	100%	17,347
1 Story/BASEMENT	1980	256	C 100	15,770	Avq+	88%	100%	100%	13,878
Wood Deck	1980	232	C 100	1,949	Avq+	88%	100%	100%	1,715
Frame Shed	1980	48	C 100	336	Avq.	80%	100%	100%	269
1,356 SFLA									
Outbuilding Total									33,209

Acpt Land	134,000	Accepted Bldg	91,200	Total	225,200
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/14/2012
 Sale Price 101,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11224P322
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.29	Acres-Rear Land 1-10	3,600.00	1,044	100%		1,044
Total Acres 0.67			Land Total			158,002

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,378 Sqft	Grade A 110	Base	275,101
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1378 Sqft, Grade A	Basement Gar	None	Fin Bsmt	33,954
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,952
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	11,827
Attic	None			Attic	0
FirePlaces	2			Fireplace	7,392
Insulation	Heavy			Insulation	3,395
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	343,621
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	93% 100%	309,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	95	A 110	2,587	Avq.	97%	100%	100%	2,509
Open Frame Porch	2013	95	A 110	2,587	Avq.	97%	100%	100%	2,509
2S Open Fr Porch	2013	50	A 110	2,218	Avq.	97%	100%	100%	2,151
ONE STORY FRAME	2013	8	A 110	729	Avq.	97%	93%	100%	658
ONE STORY FRAME	2013	20	A 110	1,823	Avq.	97%	93%	100%	1,644
2S Open Fr Porch	2013	80	A 110	3,326	Avq.	97%	100%	100%	3,226
Wood Deck	2013	566	A 110	8,368	Avq.	97%	100%	100%	8,117
Wood Deck	2013	36	A 110	533	Avq.	97%	100%	100%	517
2,784 SFLA	Outbuilding Total								21,331

Acpt Land	158,000	Accepted Bldg	331,300	Total	489,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3267P010
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Homesite (Fract)	216,000	207,851	100%		207,851
0.50	Acres-Rear Land 1-10	3,600.00	1,800	100%		1,800
Total Acres 1.39			Land Total			209,651

Dwelling Description

Replacement Cost New

Conventional	Two Story	828 Sqft	Grade A 100	Base	168,780
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,529
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,855
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	186,572
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	93%	100%	168,307	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1998	240	B 100	2,150	Avq.	96%	100%	100%	2,064
Frame Garage	2002	576	A 100	12,902	Avq.	97%	100%	100%	12,515
1 Story/BASEMENT	2002	570	A 100	56,179	Avq.	97%	93%	100%	50,679
Wood Deck	2002	320	B 100	3,441	Avq.	97%	100%	100%	3,338
TWO STORY FRAME	2002	26	A 100	3,233	Avq.	97%	93%	100%	2,916
ONE STORY FRAME	2002	26	A 100	2,155	Avq.	97%	93%	100%	1,944
Open Frame Porch	2002	132	A 100	3,181	Avq.	97%	100%	100%	3,086
1 Story/BASEMENT	2002	528	A 100	52,039	Avq.	97%	93%	100%	46,945
Wood Deck	2002	40	B 100	430	Avq.	97%	100%	100%	417
2,832 SFLA									
Outbuilding Total									123,904

Acpt Land	209,700	Accepted Bldg	292,200	Total	501,900
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Oakland
 Name: GRIFFIN, MICHAEL J..

Valuation Report

07/15/2016

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Map/Lot:

012-053

Account: 2962 Card: 2 of 2

Location:

58 MALLARD LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3267P010

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2002	80	A 100	896	Ava.	97%	100%	100%	869
Wood Deck	2002	80	C 100	672	Ava.	97%	100%	100%	652
Jacuzzi #	2000	1	C 100	3,500	Ava.	97%	100%	100%	3,395
Frame Shed	1975	160	C 100	1,120	Ava.	83%	100%	100%	930
Outbuilding Total									5,846
Acpt Land			0	Accepted Bldg		5,800	Total		5,800

Oakland
Name: GRIFFIN, MICHAEL J..

Valuation Report

07/15/2016

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Map/Lot:

012-053

Account: 2962

Location:

58 MALLARD LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	209,700	292,200	501,900	209,700	292,200	501,900
2	0	5,800	5,800	0	5,800	5,800
TOTAL	209,700	298,000	507,700	209,700	298,000	507,700

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street Steep
 Utilities Drilled Well Septic System
 Street Private

Sale Data
 Sale Date 12/15/2008
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity Validity

Reference 1 B2969P297
 Reference 2 B9848P337
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	216,000	187,377	100%		187,377
0.19	Acres-Rear Land 1-10	3,600.00	684	100%		684
Total Acres 0.84						Land Total 188,061

Dwelling Description

Replacement Cost New

Conventional	One Story	442 Sqft	Grade D 110	Base	40,962
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-545
Fin. Basement Area	221 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,723
Heating	100% Not Heated	Cooling	100% None	Heat	-2,042
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-545
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	1973	TYPICAL	TYPICAL	Above Average	Typical	42,401			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	29,681		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	1960	234	D 110	7,336	Avg+	70%	100%	100%	5,135
Frame Shed	1940								200
442 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									5,335

Acpt Land 188,100 **Accepted Bldg** 35,000 **Total** 223,100

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 06/01/1996
Sale Price 94,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5150P118
Reference 2 B11503P268 B11503P269
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	216,000	177,326	100%		177,326
0.16	Acres-Rear Land 1-10	3,600.00	576	100%		576
Total Acres 0.71					Land Total	177,902

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,080 Sqft	Grade B 110	Base	181,311
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,494
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	2,129
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2010	0	GOOD	GOOD	Average	Typical	197,439	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	97%	100%	185,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	144	C 100	1,210	Avq.	97%	100%	100%	1,174
Wood Deck	2010	48	C 100	403	Avq.	97%	100%	100%	391
Open Frame Porch	2010	480	B 100	8,781	Avq.	97%	100%	100%	8,518
Wood Deck	2010	416	B 110	4,920	Avq.	97%	100%	100%	4,772
Wood Deck	2010	60	B 110	710	Avq.	97%	100%	100%	689
Frame Shed	1990	240	C 100	1,680	Avq.	92%	100%	100%	1,546
2 STORY GARAGE	2005	560	B 100	15,053	Avq.	97%	100%	100%	14,601
Wood Deck	2000	100	C 100	840	Avq.	97%	100%	100%	815
2,160 SFLA									32,506

Acpt Land	177,900	Accepted Bldg	218,300	Total	396,200
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/26/2011
 Sale Price 507,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10821P024
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	216,000	184,477	100%		184,477
0.30	Acres-Rear Land 1-10	3,600.00	1,080	100%		1,080
Total Acres 0.92			Land Total			185,557

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,276 Sqft	Grade A 110	Base	263,683
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1244 Sqft, Grade A	Basement Gar	None	Fin Bsmt	30,652
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,067
Rooms	13	HEARTH	TWO HEARTH	HEARTH	2,957
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	11,827
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Good	Typical	320,186
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		98%	94% 100%	294,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2010	104	A 110	9,482	Good	98%	94%	100%	8,734
Open Frame Porch	2010	104	A 110	2,808	Good	98%	100%	100%	2,752
1.25 ST GARAGE..	2010	576	A 110	16,321	Good	98%	100%	100%	15,995
Wood Deck	2010	452	A 110	6,682	Good	98%	100%	100%	6,548
Wood Deck	2010	112	A 110	1,655	Good	98%	100%	100%	1,622
Wood Deck	2010	96	A 110	1,420	Good	98%	100%	100%	1,392
2,656 SFLA									
Outbuilding Total									37,043

Acpt Land	185,600	Accepted Bldg	332,000	Total	517,600
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data	
Sale Date	08/01/1997
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B5434P141
 Reference 2 B11403P005 TC
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.03	Acres-Rear Land 1-10	3,600.00	108	100%		108
Total Acres 0.53						Land Total 171,944

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 100	Base	39,893
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,016
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,075
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	33,441
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	24,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	68	D 100	874	Avq.	74%	100%	100%	647
Open Frame Porch	1960	294	D 100	3,405	Avq.	74%	100%	100%	2,520
Frame Shed	2013	192	C 100	1,344	Avq.	97%	100%	100%	1,304
Open Frame Porch	2013	48	B 100	1,039	Avq.	97%	100%	100%	1,008
Wood Deck	2013	28	B 100	301	Avq.	97%	100%	100%	292
480 SFLA									
Outbuilding Total									5,771

Acpt Land	171,900	Accepted Bldg	30,500	Total	202,400
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/02/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11304P055
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.08	Acres-Rear Land 1-10	3,600.00	288	100%		288
Total Acres 0.58			Land Total			172,124

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	374 Sqft	Grade C 110	Base	65,232
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,773
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	72,087
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	69,924	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OPEN PORCH/BSMT	2000	248	C 110	5,509	Avq.	97%	100%	100%	5,344
1 Story/BASEMENT	2000	136	C 110	9,215	Avq.	97%	100%	100%	8,939
ONE STORY FRAME	2000	252	C 110	14,358	Avq.	97%	100%	100%	13,927
Frame Shed	1990	364	C 100	2,548	Avq.	92%	100%	100%	2,344
Wood Deck	2009	69	B 100	742	Avq.	97%	100%	100%	720
Wood Deck	2009	182	B 100	1,957	Avq.	97%	100%	100%	1,898
1,042 SFLA									
Outbuilding Total									33,172

Acpt Land	172,100	Accepted Bldg	103,100	Total	275,200
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Valuation Report

Account: 575 Card: 1 of 1

Location: 357 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/01/1996
Sale Price 68,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B5224P148
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	216,000	141,911 100%		141,911
Total Acres 0.28				Land Total	141,911

Dwelling Description

Replacement Cost New

Other	Two Story	500 Sqft	Grade D 110	Base	66,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,388
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Good	Typical	58,150
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value Rcnld
						45,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	32	D 110	1,459	Good	78%	100%	100%	1,138
Encl Frame Porch	1950	120	D 110	3,080	Good	78%	100%	100%	2,402
Encl Frame Porch	1950	160	D 110	4,066	Good	78%	100%	100%	3,171
Frame Shed	1950	256	D 100	1,434	Avq.	50%	100%	100%	717
1,032 SFLA									
Outbuilding Total									7,428

Acpt Land 141,900 **Accepted Bldg** 52,800 **Total** 194,700

Oakland
 Name: LUCE, ALAN D.

Valuation Report

07/15/2016

Page 1032

Map/Lot: 012-060

Account: 2229 Card: 1 of 1

Location: 355 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/03/2004
 Sale Price 176,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8110P264
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	216,000	155,582	100%		155,582
Total Acres 0.37			Land Total			155,582

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	484 Sqft	Grade D 100	Base	55,031
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,557
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	GOOD	GOOD	Average	Typical	47,462			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		74%	100%	100%	35,122		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	176	D 100	4,054	Avg.	74%	100%	100%	3,000
Frame Shed	1960	80	C 100	560	Avg.	80%	100%	100%	448
847 SFLA						Outbuilding Total			3,448
Acpt Land		155,600	Accepted Bldg		38,600	Total		194,200	

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street Steep
 Utilities Dug Well/Lake/Septic System
 Street Private

Sale Data
 Sale Date 03/21/2008
 Sale Price 224,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9674P231
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997 100%		126,997
Total Acres 0.20				Land Total	126,997

Dwelling Description

Replacement Cost New

Other	One Story	616 Sqft	Grade C 100	Base	57,266
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Very Good	Typical	48,211			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	40,497			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	168	C 100	4,844	V.G.	84%	100%	100%	4,069
Wood Deck	1960	260	C 100	2,184	V.G.	84%	100%	100%	1,835
Frame Shed	1999	80	C 100	560	Avq.	97%	100%	100%	543
616 SFLA						Outbuilding Total			6,447
Acpt Land		127,000	Accepted Bldg		46,900	Total		173,900	

Valuation Report

Account: 2896 Card: 1 of 1

Location: 349 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 11/01/2001
Sale Price 75,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6731P042
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992 100%		132,992
Total Acres 0.23				Land Total	132,992

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	480 Sqft	Grade D 110	Base	55,928
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	2001	TYPICAL	TYPICAL	Very Good	Typical	50,680			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	42,571			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	192	D 110	4,854	V.G.	84%	100%	100%	4,077
Wood Deck	2008	99	B 100	1,064	Avq.	97%	100%	100%	1,032
Frame Shed	2012	96	B 100	860	Avq.	97%	100%	100%	834
720 SFLA									
Outbuilding Total									5,943

Acpt Land 133,000 **Accepted Bldg** 48,500 **Total** 181,500

Valuation Report

Account: 85 Card: 1 of 1

Location: 345 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6272P315
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	08/01/2000
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483 100%		138,483
Total Acres 0.26				Land Total	138,483

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	480 Sqft	Grade D 110	Base	55,928
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-4,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	2006	TYPICAL	TYPICAL	Very Good	Typical	53,636	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	45,054

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	108	D 110	4,924	V.G.	84%	100%	100%	4,136
Open Frame Porch	1960	36	D 110	567	V.G.	84%	100%	100%	476
Encl Frame Porch	1960	192	D 110	4,854	V.G.	84%	100%	100%	4,077
Frame Shed	1999	96	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	2006	192	B 100	2,065	Avq.	97%	100%	100%	2,003
828 SFLA									11,344
Outbuilding Total									11,344

Acpt Land	138,500	Accepted Bldg	56,400	Total	194,900
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Valuation Report

Account: 648 Card: 1 of 1

Location: 341 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 05/23/2008
 Sale Price 253,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9643P069

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.60	Acres-Frontage 1	140,400	84,240	100%		84,240
0.17	Acres-Rear Land 1-10	3,600.00	612	100%		612
Total Acres 1.77						Land Total 300,852

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	814 Sqft	Grade D 100	Base	85,578
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,573
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,981
Rooms	6	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,595
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	69,101
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	46,989

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	200	D 100	4,592	Avq.	68%	100%	100%	3,123
Frame Shed	1950	80	C 100	560	Avq-	50%	100%	100%	280
Frame Shed	1970	264	D 100	1,478	Avq.	70%	100%	100%	1,035
Frame Shed	1950	165	D 100	924	Avq-	40%	100%	100%	370
Frame Shed	1970	288	D 100	1,613	Avq.	70%	100%	100%	1,129
Open Frame Porch	1950	49	D 100	661	Avq.	68%	100%	100%	449
1,424 SFLA									Outbuilding Total 6,386

Acpt Land 300,900 **Accepted Bldg** 53,400 **Total** 354,300

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/18/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8657P310
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	216,000	184,477	100%		184,477
0.62	Acres-Rear Land 1-10	3,600.00	2,232	100%		2,232
Total Acres 1.24			Land Total			186,709

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 110	Base	43,882
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	8,994
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Good	Typical	48,515
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	39,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	192	D 110	4,854	Good	82%	100%	100%	3,980
Frame Shed	1985	336	C 100	2,352	Avq.	95%	100%	100%	2,234
Frame Shed	1980	80	D 100	448	Avq.	80%	100%	100%	358
Outbuilding Total									6,572

Acpt Land 186,700 **Accepted Bldg** 46,400 **Total** 233,100

Oakland
 Name: GEROW, PHILIP N.

Valuation Report

07/15/2016

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Map/Lot: 012-066

Account: 2389 Card: 1 of 1

Location: 319 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 03/01/1999
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5893P339
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	216,000	203,119	120%	Size/Shape	243,742
Total Acres 0.83						243,742

Dwelling Description

Replacement Cost New

Other	One Story	836 Sqft	Grade D 100	Base	62,319
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,831
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,511
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	50,657			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		74%	100% 100%	37,486			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	105	D 100	2,464	Avg.	74%	100%	100%	1,823
Frame Shed	1970	320	C 100	2,240	Avg.	80%	100%	100%	1,792
836 SFLA						Outbuilding Total			3,615
Acpt Land		243,700		Accepted Bldg		41,100		Total	284,800

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street Steep
 Utilities Dug Well/Lake/Septic System
 Street Private

Sale Data
 Sale Date 02/11/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5428P156
 Reference 2 B9644P266
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	216,000	195,569	100%		195,569
Total Acres 0.74			Land Total			195,569

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	375 Sqft	Grade D 100	Base	52,261
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,410
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,755
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-735
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	46,041
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	31,308

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1950	135	D 100	5,594	Avq.	68%	100%	100%	3,804
Encl Frame Porch	1950	272	D 100	6,205	Avq.	68%	100%	100%	4,219
Frame Shed	1960	80	D 100	448	Avq.	60%	100%	100%	269
Frame Garage	1960	384	D 100	4,301	Fair	63%	100%	100%	2,710
Wood Deck	2000	320	C 100	2,688	Avq.	97%	100%	100%	2,607
791 SFLA						Outbuilding Total			13,609

Acpt Land	195,600	Accepted Bldg	44,900	Total	240,500
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Oakland
 Name: CHOATE, ANDREW B.

Valuation Report

07/15/2016

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Map/Lot: 012-068

Account: 924 Card: 1 of 1

Location: ROCKY SHORE LANE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	02/11/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B3791P035
 Reference 2 B9644P266
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200	
0.65	Acres-Rear Land 1-10	1,600.00	1,040	100%		1,040	
Total Acres 1.65					Land Total	20,240	
Acpt Land		20,200	Accepted Bldg		0	Total	20,200

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/21/2007
 Sale Price 270,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9580P314
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	216,000	162,228	100%		162,228
0.98	Acres-Rear Land 1-10	3,600.00	3,528	100%		3,528
Total Acres 1.40			Land Total			165,756

Dwelling Description

Replacement Cost New

Other	One Story	1,560 Sqft	Grade C 100	Base	115,416
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-22,932
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,368
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	91,056
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		80%	100% 100%	72,845

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2008	456	B 100	8,351	Avq.	97%	90%	100%	7,290
Open Frame Porch	1970	232	C 100	3,388	Avq.	80%	100%	100%	2,710
Frame Shed	1970	76	D 100	426	Avq-	77%	100%	100%	328
Frame Shed	1970	78	D 100	437	Avq-	77%	100%	100%	336
Frame Garage	1970	825	C 100	11,550	Fair	71%	100%	100%	8,200
1,560 SFLA									18,864

Acpt Land	165,800	Accepted Bldg	91,700	Total	257,500
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Valuation Report

Account: 73 Card: 1 of 1

Location: 307 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6242P011
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 06/30/2000
 Sale Price 162,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	216,000	145,179	100%		145,179
0.50	Acres-Rear Land 1-10	3,600.00	1,800	100%		1,800
Total Acres 0.80			Land Total			146,979

Dwelling Description

Replacement Cost New

Conventional	One Story	1,080 Sqft	Grade C 100	Base	85,848
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	972 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,608
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	1/2 Finished			Attic	9,310
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1985	TYPICAL	TYPICAL	Good	Typical	112,126
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	91,943	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	126	C 100	7,762	Good	82%	100%	100%	6,365
Open Frame Porch	1960	36	C 100	644	Good	82%	100%	100%	528
Open Frame Porch	1960	70	C 100	1,120	Good	82%	100%	100%	918
ONE STORY FRAME	1960	220	C 100	11,396	Good	82%	100%	100%	9,345
Patio	1960	400	C 100	1,120	Good	82%	100%	100%	918
Frame Shed	1970	300	C 100	2,100	Avq.	80%	100%	100%	1,680
Wood Deck	2009	128	C 100	1,075	Avq.	97%	100%	100%	1,043
1,426 SFLA						Outbuilding Total			20,797

Acpt Land 147,000 **Accepted Bldg** 112,700 **Total** 259,700

Oakland
 Name: WOODS, LINDA F.

Valuation Report

07/15/2016

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Map/Lot: 012-070-1

Account: 1166 Card: 1 of 1

Location: 304 ROCKY SHORE LANE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1997
 Sale Price 99,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5395P025

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.91	Acres-Rear Land 1-10	1,600.00	1,456	100%		1,456
Total Acres 1.91			Land Total			25,456

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	123,637
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,829
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	130,146
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	95% 100%	113,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	140	C 100	1,176	Avq.	92%	100%	100%	1,082
Encl Frame Porch	1999	80	C 100	2,380	Avq.	97%	100%	100%	2,309
Frame Garage	1999	576	C 100	8,064	Avq.	97%	100%	100%	7,822
1,960 SFLA						Outbuilding Total			11,213

Acpt Land 25,500 **Accepted Bldg** 125,000 **Total** 150,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/01/2000
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B6350P001
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.70	Acres-Rear Land 1-10	3,600.00	2,520	100%		2,520
Total Acres 1.20			Land Total			174,356

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story COMPOSITION 1 OTHER Units-0	640 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	76,367 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	640 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,960
Heating	100% Electric	Cooling	0% None	Heat	-2,688
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1990	TYPICAL	TYPICAL	Good	Typical	84,319
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	90%	100%	100%	75,887	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Patio	1980	160	C 100	448	Good	90%	100%	100%	403
Wood Deck	1980	278	C 100	2,335	Good	90%	100%	100%	2,102
1 Story/BASEMENT	1980	308	C 100	18,973	Good	90%	100%	100%	17,076
Frame Garage	1985	624	C 100	8,736	Avg.	89%	100%	100%	7,775
1,268 SFLA									27,356

Acpt Land 174,400 **Accepted Bldg** 103,200 **Total** 277,600

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/01/2000
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B6350P001

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Other	One Story	442 Sqft	Grade D 100	Base	35,376
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,198
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-990
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Capped Only			Insulation	-248
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1950	2001	TYPICAL	TYPICAL	Good	Typical	30,620					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	78%	100%	100%	23,884						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Wood Deck	1980	48	D 100	322	Avq+	88%	100%	100%	283		
Frame Shed	1950								100		
442 SFLA									383		
Acpt Land						0	Accepted Bldg		24,300	Total	24,300

----- SOUND VALUE -----

Outbuilding Total

Acpt Land

0 **Accepted Bldg**

24,300 **Total**

24,300

Oakland
Name: STAGNITO, KORRY + SHARON A.

Valuation Report

07/15/2016

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Map/Lot: 012-071

Account: 1606

Location: 254 ROCKY SHORE LANE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	174,400	103,200	277,600	174,400	103,200	277,600
2	0	24,300	24,300	0	24,300	24,300
TOTAL	174,400	127,500	301,900	174,400	127,500	301,900

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/01/1997
 Sale Price 69,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5845P265

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	216,000	169,537 100%		169,537
Total Acres 0.48				Land Total	169,537

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	400 Sqft	Grade C 100	Base	62,775
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1997	TYPICAL	TYPICAL	Very Good	Typical	65,295
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						54,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1997	160	C 100	9,856	Avq.	96%	100%	100%	9,462
1 Story/BASEMENT	1997	160	C 100	9,856	Avq.	96%	100%	100%	9,462
Encl Frame Porch	1997	288	C 100	8,204	Avq.	96%	100%	100%	7,876
Unfin Basement	1997	288	C 100	2,822	Avq.	96%	100%	100%	2,709
Frame Shed	1999	120	C 100	840	Avq.	97%	100%	100%	815
Wood Deck	2006	64	C 100	538	Avq.	97%	100%	100%	522
Wood Deck	2006	48	C 100	403	Avq.	97%	100%	100%	391
1.50 ST GARAGE..	2010	400	B 100	9,318	Avq.	97%	100%	100%	9,038
1,020 SFLA									
Outbuilding Total									40,275

Acpt Land

169,500 **Accepted Bldg**

95,100 **Total**

264,600

Oakland
 Name: BOLDUC, PENNY S.

Valuation Report

07/15/2016

Page 1048

Map/Lot: 012-073

Account: 1167 Card: 1 of 2

Location: 260 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B6756P171
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	216,000	175,172 100%		175,172
Total Acres 0.53				Land Total	175,172

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	836 Sqft	Grade C 100	Base	99,145
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2009	TYPICAL	TYPICAL	Above Average	Typical	102,925
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	99%	100%
						71,327

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1940	64	C 100	3,942	Avq+	70%	99%	100%	2,731
1 Story/BASEMENT	1940	270	C 100	16,632	Avq+	70%	99%	100%	11,526
ENC.PORCH/BSMT	1940	300	C 100	10,647	Avq+	70%	100%	100%	7,453
Frame Shed	1940	24	D 100	134	Avq.	80%	100%	100%	107
Wood Deck	2000	353	B 100	3,795	Avq.	97%	100%	100%	3,681
1,797 SFLA									25,498
Outbuilding Total									25,498

Acpt Land 175,200 **Accepted Bldg** 96,800 **Total** 272,000

Oakland
 Name: BOLDUC, PENNY S.

Valuation Report

07/15/2016

Page 1049

Map/Lot:

012-073

Account: 1167 Card: 2 of 2

Location:

MESSALONSKEE LAKE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B6756P171

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	212 Sqft	Grade D 100	Base	28,494
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,493
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-890
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	672
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	212	Insulation	-237
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1940	0	TYPICAL	TYPICAL	Average	Typical		25,546
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
SMALL SIZE.....		None		65%	50%	100%	8,302
Acpt Land		0	Accepted Bldg		8,300	Total	8,300

Oakland
Name: BOLDUC, PENNY S.

Valuation Report

07/15/2016

Page 1050

Map/Lot:

012-073

Account: 1167

Location:

MESSALONSKEE LAKE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	175,200	96,800	272,000	175,200	96,800	272,000
2	0	8,300	8,300	0	8,300	8,300
TOTAL	175,200	105,100	280,300	175,200	105,100	280,300

Oakland
 Name: CAMPBELL, CHERYL A. + THEODORE

Valuation Report

07/15/2016

Page 1051

Map/Lot: 012-073-1

Account: 3819 Card: 1 of 1

Location: ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5831P193

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	216,000	146,758	90%	Vacancy	0
0.31	Acres-Homesite (Fract)	3,600.00	2,520	70%	Size/Shape	92,458
0.91	Acres-Wasteland	180.00	164	100%		164
Total Acres 1.22					Land Total	92,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	1940	120	D 100	672	D Gr	60%	100%	100%		403
Outbuilding Total										403

Acpt Land 92,600 **Accepted Bldg** 400 **Total** 93,000

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1948P034
 Reference 2 LIFE ESTATE B8169P338
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	216,000	136,702	100%		136,702
Total Acres 0.25						136,702
						Land Total

Dwelling Description				Replacement Cost New		
Other	One & 3/4 Story	516 Sqft	Grade D 100	Base		57,238
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,068
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-3,793
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		1,680
Insulation	None			Insulation		-1,011
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1928	0	TYPICAL	TYPICAL	Average	Typical	48,046			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	31,230		
Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	48	D 100	1,187	Avq.	65%	100%	100%	772
Encl Frame Porch	1960	176	D 100	4,054	Avq.	65%	100%	100%	2,635
Frame Shed	1960	273	D 100	1,529	Avq-	45%	100%	100%	688
903 SFLA						Outbuilding Total			4,095

Acpt Land	136,700	Accepted Bldg	35,300	Total	172,000
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1997
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5421P099
 Reference 2 B12094P341
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
Total Acres 1.00						216,000

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	680 Sqft	Grade D 100	Base	68,553
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,997
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,333
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	59,895
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	40,729

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1950	96	D 100	3,979	Avq.	68%	100%	100%	2,706
Open Frame Porch	1950	336	D 100	3,875	Avq.	68%	100%	100%	2,635
Frame Shed	1960	448	C 100	3,136	Avq.	80%	100%	100%	2,509
Frame Shed	1960	448	C 100	3,136	Avq.	70%	100%	100%	2,195
1,286 SFLA									10,045

Acpt Land 216,000 **Accepted Bldg** 50,800 **Total** 266,800

Account: 269 Card: 1 of 1

Map/Lot: 012-076
 Location: 97 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3097P327
 Reference 2 B11806P132
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	216,000	160,943	100%		160,943
Total Acres 0.41						160,943

Dwelling Description

Replacement Cost New

Ranch	One Story	1,044 Sqft	Grade C 95	Base	79,449
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	522 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,308
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,995
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	91,146
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	99%	100%
						75,797

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	152	C 95	1,212	Avq.	84%	100%	100%	1,018
Wood Deck	1976	280	C 95	2,234	Avq.	84%	100%	100%	1,877
Frame Shed	1980	300	D 100	1,680	Avq.	90%	100%	100%	1,512
Frame Shed	1980	99	C 100	693	Avq.	85%	100%	100%	589
Jacuzzi #	1996	1	C 100	3,500	Avq.	95%	100%	100%	3,325
1S AD/GAR.....	2002	704	B 100	66,863	Avq.	97%	99%	100%	64,208
Wood Deck	2002	50	C 100	420	Avq.	97%	100%	100%	407
1,748 SFLA	Outbuilding Total								72,936

Acpt Land 160,900 **Accepted Bldg** 148,700 **Total** 309,600

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/07/2006
 Sale Price 330,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8933P089
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	216,000	159,637	100%		159,637
0.24	Acres-Rear Land 1-10	3,600.00	864	100%		864
Total Acres 0.64			Land Total			160,501

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	540 Sqft	Grade C 110	Base	80,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	537 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,518
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,561
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2006	GOOD	GOOD	Average	Typical	93,830
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	80,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	363	C 110	24,597	Avq.	86%	100%	100%	21,153
Wood Deck	1990	140	C 100	1,176	Avq.	92%	100%	100%	1,082
Wood Deck	1960	176	C 110	1,627	Avq.	86%	100%	100%	1,399
Wood Deck	1960	248	C 110	2,292	Avq.	86%	100%	100%	1,971
Frame Shed	1970	420	C 100	2,940	Avq.	60%	100%	100%	1,764
2 STORY GARAGE	2003	672	B 100	18,063	Avq.	97%	100%	100%	17,521
Patio	2003	248	C 100	694	Avq.	97%	100%	100%	673
Frame Shed	1980			----- S O U N D V A L U E -----					400
1,308 SFLA				Outbuilding Total					45,963

Acpt Land	160,500	Accepted Bldg	126,700	Total	287,200
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/03/2006
 Sale Price 190,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9135P274
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.06	Acres-Rear Land 1-10	3,600.00	216	100%		216
Total Acres 0.56			Land Total			172,052

Dwelling Description

Replacement Cost New

Other	One Story	1,432 Sqft	Grade B 100	Base	140,393
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-26,945
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-9,623
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	None			Insulation	-2,566
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	2009	GOOD	GOOD	Average	Typical	103,947			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	95,631			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2009	64	B 100	574	Avq.	97%	100%	100%	557
1,432 SFLA						Outbuilding Total			557

Acpt Land 172,100 **Accepted Bldg** 96,200 **Total** 268,300

Oakland
 Name: GOODHUE, ALBERTA

Valuation Report

07/15/2016

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Map/Lot:

012-078-1

Account: 2191 Card: 1 of 1

Location:

90 ROCKY SHORE LANE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3315P169

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.23	Acres-Homesite (Fract)	24,000.00	11,510	100%		11,510	
Total Acres 0.23						Land Total	11,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0			----	SOUND	VALUE	----			100
Outbuilding Total										100

Acpt Land	11,500	Accepted Bldg	100	Total	11,600
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Public Water
 Street Private

Sale Data
 Sale Date 09/24/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11176P185
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	216,000	181,483 95%	Topoogravh	172,408
Total Acres 0.59				Land Total	172,408

Dwelling Description

Replacement Cost New

Other	One Story	550 Sqft	Grade D 100	Base	46,816
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,310
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	Floor & Stairs			Attic	1,232
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-616
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1926	0	TYPICAL	TYPICAL	Average	Typical	38,318			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	24,907				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	88	D 100	3,647	Avq.	65%	100%	100%	2,371
Encl Frame Porch	1960	112	D 100	2,621	Avq.	65%	100%	100%	1,704
Frame Shed	1960	96	D 100	538	Avq-	50%	100%	100%	269
638 SFLA									
						Outbuilding Total			4,344

Acpt Land 172,400 **Accepted Bldg** 29,300 **Total** 201,700

Oakland
 Name: ROY, PAUL DAVID

Valuation Report

07/15/2016

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Map/Lot: 012-080

Account: 365 Card: 1 of 1

Location: 83 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2423P178

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	216,000	176,256	100%		176,256
Total Acres 0.54					Land Total	176,256

Dwelling Description

Replacement Cost New

Other	One Story	1,200 Sqft	Grade C 110	Base	112,820
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-19,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	2014	GOOD	GOOD	Average	Typical	93,416			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		74%	100%	100%	69,128		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2015	64	B 100	574	Avg.	97%	100%	100%	557
1,200 SFLA						Outbuilding Total			557

Acpt Land 176,300 **Accepted Bldg** 69,700 **Total** 246,000

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/23/2006
 Sale Price 189,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8963P341

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	216,000	143,564	100%		143,564
Total Acres 0.29						143,564

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	999 Sqft	Grade B 100	Base	147,796
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,427
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,513
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	2010	GOOD	GOOD	Average	Typical	146,333
Functional Obsolescence						Value(Rcnld)
None						126,329

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	2010	572	B 100	37,926	Avq.	97%	71%	100%	26,119
THREE STORY FR	2010	616	B 100	73,518	Avq.	97%	89%	100%	63,468
Open Frame Porch	2010	48	B 100	1,039	Avq.	97%	100%	100%	1,008
Wood Deck	2011	30	B 100	322	Avq.	97%	100%	100%	312
Open Frame Porch	2010	60	B 100	1,254	Avq.	97%	100%	100%	1,216
4,168 SFLA									92,123

Acpt Land	143,600	Accepted Bldg	218,500	Total	362,100
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Oakland
 Name: MCCOWN, SCOTT

Valuation Report

07/15/2016

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Map/Lot: 012-082

Account: 274 Card: 1 of 1

Location: ROCKY SHORE LANE

Neighborhood 67 CAMP ROAD
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 10/30/2006
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9137P202
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	24,000.00	8,653	80%	Vacancy	0
0.13	Acres-Homesite (Fract)	3,600.00	216	25%	Size/Shape	1,731
Total Acres 0.13			Land Total			1,731

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Frame Shed	2012	96	B 100	860	Avg.	97%	100%	100%		834
Outbuilding Total										834

Acpt Land 1,700 **Accepted Bldg** 800 **Total** 2,500

Oakland
 Name: DYER, KEVIN

Valuation Report

07/15/2016

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Map/Lot: 012-083

Account: 2084 Card: 1 of 1

Location: 70 ROCKY SHORE LANE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/15/2013
 Sale Price 59,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11447P151
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	24,000.00	21,865	100%		21,865
Total Acres 0.83				Land Total		21,865

Dwelling Description

Replacement Cost New

Ranch	One Story	848 Sqft	Grade D 105	Base	60,108
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,755
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Fair	Typical	54,384			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		82%	90%	100%	40,135		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2003	70	D 100	2,901	Avq.	97%	100%	100%	2,814
1 ST BARN.....	2003	400	D 100	5,376	Avq.	97%	100%	100%	5,215
Carport/Canopy	2015	200	D 100	1,008	Avq.	97%	100%	100%	978
918 SFLA									
Outbuilding Total									9,007

Acpt Land	21,900	Accepted Bldg	49,100	Total	71,000
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Oakland
 Name: DEXTER, TIMOTHY R.

Valuation Report

07/15/2016

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Map/Lot: 012-084

Account: 923 Card: 1 of 1

Location: 263 ROCKY SHORE LANE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/12/2011
 Sale Price 185,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10830P279
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	70%	Size/Shape	151,200
1.14	Acres-Rear Land 1-10	3,600.00	4,104	100%		4,104
Total Acres 2.14				Land Total		155,304

Dwelling Description

Replacement Cost New

Ranch	One Story	980 Sqft	Grade C 100	Base	81,282
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	735 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	9,632
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	99,314
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	91,369	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	240	C 100	14,784	Avq.	92%	100%	100%	13,601
1.50 ST GARAGE..	1990	364	C 100	6,625	Avq.	92%	100%	100%	6,095
Frame Garage	1990	576	C 100	8,064	Avq.	92%	100%	100%	7,419
Wood Deck	2000	168	C 100	1,411	Avq.	97%	100%	100%	1,369
1,220 SFLA									28,484
Outbuilding Total									28,484

Acpt Land 155,300 **Accepted Bldg** 119,900 **Total** 275,200

Valuation Report

Account: 3820 Card: 1 of 1

Map/Lot: 012-084-1
 Location: ROCKY SHORE LANE

Neighborhood 67 CAMP ROAD
 Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 03/01/1998
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5572P004
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
10.00	Acres-Rear Land 1-10	1,600.00	16,000	100%		16,000
1.01	Acres-Rear Land 11-20	480.00	485	100%		485
Total Acres 12.01					Land Total	35,685
Acpt Land		35,700	Accepted Bldg		0	Total
						35,700

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/23/2007
Sale Price 380,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9288P289

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.55	Acres-Rear Land 11-20	600.00	930	100%		930
Total Acres 13.55						55,930

Dwelling Description				Replacement Cost New		
Contemporary	One Story	2,754 Sqft	Grade B 100	Base		266,065
Exterior	BRICK/STONE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	2754 Sqft, Grade B	Basement Gar	None	Fin Bsmt		49,352
Heating	100% Hot Water BB	Cooling	0% None	Heat		8,686
Rooms	7	HEARTH	ONE HEARTH	HEARTH		1,075
Bedrooms	3	Add Fixtures	1			
Baths	3	Half Baths	0	Plumbing		7,526
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,688
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	GOOD	GOOD	Above Average	Typical	335,392
Functional Obsolescence				Phys. %	Func. %	Econ. %
None				85%	93%	100%

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value
							Func	Econ	Rcnld
Open Frame Porch	1975	48	B 100	1,039	Avq+	85%	100%	100%	883
Frame Garage	1975	725	B 100	12,992	Avq+	85%	100%	100%	11,043
Frame Garage	1975	560	C 100	7,840	Avq.	83%	100%	100%	6,507
Carport/Canopy	1975	725	B 100	5,845	Avq+	85%	100%	100%	4,968
Swimming Pool	1985	1	C 100	7,000	Avq.	89%	100%	100%	6,230
Wood Deck	2000	96	B 100	1,032	Avq.	97%	100%	100%	1,001
2,754 SFLA							Outbuilding Total		30,632

Acpt Land 55,900 **Accepted Bldg** 295,800 **Total** 351,700

Oakland
 Name: MOXCEY, KIM E.

Valuation Report

07/15/2016

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Map/Lot:

012-085-1

Location:

ROCKY SHORE LANE

Account: 3465 Card: 1 of 1

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/15/2009
 Sale Price 22,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10075P175

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
4.00	Acres-Rear Land 1-10	1,600.00	6,400	100%		6,400
Total Acres 5.00					Land Total	25,600

Acpt Land 25,600 **Accepted Bldg** 0 **Total** 25,600

Oakland
 Name: R.M.T. REALTY CORP.

Valuation Report

07/15/2016

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Map/Lot:

012-085-2

Account: 4019 Card: 1 of 1

Location:

38 ROCKY SHORE LANE

Neighborhood 67 CAMP ROAD

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 01/27/2008
 Sale Price 152,954
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9961P227

Reference 2

Tran/Land/Bldg 1 2 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	42,000.00	59,397	100%		59,397	
9.46	Acres-Rear Land 1-10	1,400.00	13,244	100%		13,244	
Total Acres 10.46						Land Total	72,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
GARAGE FRAME ..	2003	2800	C 100	117,600	Ava.	97%	90%	100%		102,665
									Outbuilding Total	102,665

Acpt Land

72,600

Accepted Bldg

102,700

Total

175,300

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1598P805 JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	81%	Excess Frt	4,050
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
5.77	REAR2-Rear 21+	500.00	2,885	100%		2,885
Total Acres 27.77						62,935

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 110	Base	122,763
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	886 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,923
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,391
Rooms	6	HEARTH	TWO HEARTH	HEARTH	1,848
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	8,316
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	147,241
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
Overbuilt		None		95%	94% 100%	131,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1995	240	C 110	3,850	Avq.	95%	95%	100%	3,474
1 Story/BASEMENT	1995	84	C 110	5,692	Avq.	95%	94%	100%	5,083
1.50 ST GARAGE..	1995	672	C 110	13,454	Avq.	95%	95%	100%	12,142
Wood Deck	1995	292	C 110	2,698	Avq.	95%	95%	100%	2,435
Jacuzzi #	1995	1	C 100	3,500	Avq.	99%	100%	100%	3,465
Frame Garage	2000	576	C 100	8,064	Avq.	97%	100%	100%	7,822
Carport/Canopy	2000	120	C 100	756	Avq.	97%	100%	100%	733
AV POLE SHED....	1995								1,200
1,704 SFLA									
----- S O U N D V A L U E -----									1,200
Outbuilding Total									36,354

Acpt Land

62,900

Accepted Bldg

167,800

Total

230,700

Oakland
 Name: COTE, ROLAND B.

Valuation Report

07/15/2016

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Account: 3699 Card: 1 of 1

Map/Lot:
 Location:

012-086-1
 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/01/1999
 Sale Price 9,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5934P218

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	24,020

Acpt Land 24,000 **Accepted Bldg** 0 **Total** 24,000

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1996
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B5204P162
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.22	Acres-Rear Land 1-10	2,000.00	440	100%		440
Total Acres 1.22			Land Total			30,440

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	960 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	140,593 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,299
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Heavy			Insulation	1,505
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	157,074
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
OTHER.....	None	96%	95%	100%	143,251	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1998	240	B 100	8,781	Avq.	96%	100%	100%	8,430
Wood Deck	1998	80	C 100	672	Avq.	96%	100%	100%	645
Frame Shed	1998	100	C 100	700	Avq.	96%	100%	100%	672
Frame Shed	1998			----- S O U N D V A L U E -----					100
Frame Garaqe	2010	576	B 100	10,322	Avq.	97%	100%	100%	10,012
1,680 SFLA									19,859

Acpt Land 30,400 **Accepted Bldg** 163,100 **Total** 193,500

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/1997
 Sale Price: 55,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B5359P227
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
5.69	Acres-Rear Land 1-10	2,000.00	11,380	100%		11,380
Total Acres 6.69			Land Total			41,380

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	4	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	77,746			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	62,197				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1978	576	C 100	8,064	Avq.	80%	100%	100%	6,451
912 SFLA						Outbuilding Total			6,451

Acpt Land 41,400 **Accepted Bldg** 68,600 **Total** 110,000

Valuation Report

Account: 687 Card: 1 of 1

Location: 382 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1648P314
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	30,000.00	24,372 100%		24,372
Total Acres 0.66				Land Total	24,372

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,920
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	86,841			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	70,341			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	480	C 100	4,032	Avq.	96%	100%	100%	3,871
Frame Garage	1972	660	C 100	9,240	Avq.	81%	100%	100%	7,484
Frame Shed	1988	96	D 100	538	Avq.	91%	100%	100%	490
960 SFLA						Outbuilding Total			11,845

Acpt Land 24,400 **Accepted Bldg** 82,200 **Total** 106,600

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2492P213 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.74	Acres-Rear Land 1-10	2,000.00	7,480	100%		7,480
Total Acres 4.74			Land Total			37,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 100	Base	95,211
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	370 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,180
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	103,751
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	91,301	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1984	232	C 100	6,636	Avq.	88%	100%	100%	5,840
Open Frame Porch	1984	40	C 100	700	Avq.	88%	100%	100%	616
ONE STORY FRAME	2003	320	B 100	21,217	Avq.	97%	100%	100%	20,580
Frame Garage	1984	840	C 100	11,760	Avq.	88%	100%	100%	10,349
Wood Deck	2003	90	C 100	756	Avq.	97%	100%	100%	733
Res. Greenhouse	1984	160	D 100	2,150	Avq-	86%	100%	100%	1,849
Frame Garage	1984	768	C 100	10,752	Avq.	88%	100%	100%	9,462
Frame Shed	1984	49	C 100	343	Avq.	88%	100%	100%	302
Frame Shed	1984			----- SOUND VALUE -----					100
1,552 SFLA				Outbuilding Total					49,831

Acpt Land	37,500	Accepted Bldg	141,100	Total	178,600
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/23/2011
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10819P194
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69			Land Total			24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	93,240
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,096
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	TYPICAL	TYPICAL	Average	Typical	109,536			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	94%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991	80	C 100	560	Avg.	92%	100%	100%	515
1,200 SFLA									515
Outbuilding Total								515	

Acpt Land 24,900 **Accepted Bldg** 95,200 **Total** 120,100

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/16/2012
 Sale Price: 107,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1987P026
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	30,000.00	20,567	100%		20,567
Total Acres 0.47						20,567

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	896 Sqft	Grade C 95	Base	92,024
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Hot Water BB	Cooling	0% None	Heat	1,176
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1976	0	TYPICAL	TYPICAL	Below Average	Typical	93,200				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		81%	97%	100%				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1995	128	C 95	1,022	Avq-	81%	100%	100%	828	
Frame Shed	1971	144	D 100	806	Avq-	78%	100%	100%	629	
1,344 SFLA										
Outbuilding Total						1,457				
Acpt Land		20,600		Accepted Bldg		74,700		Total		95,300

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9551P095
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data	
Sale Date	10/31/2007
Sale Price	122,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	30,000.00	28,931	100%		28,931
Total Acres 0.93			Land Total			28,931

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 95	Base	76,172
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,313
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	78,485			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		81%	100%	100%	63,573		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1988	112	C 95	893	Avg.	81%	100%	100%	723
Frame Garage	1972	768	C 95	10,214	Avg.	81%	100%	100%	8,273
988 SFLA						Outbuilding Total			8,996

Acpt Land	28,900	Accepted Bldg	72,600	Total	101,500
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Oakland
 Name: CATES, ROBERT U.

Valuation Report

07/15/2016

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Map/Lot: 012-092

Account: 2569 Card: 1 of 1

Location: 352 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2475P188

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.56	Acres-Rear Land 1-10	2,000.00	9,120	100%		9,120
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 5.56			Land Total			46,120

Dwelling Description

Replacement Cost New

Ranch	One Story	1,381 Sqft	Grade C 100	Base	114,829
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,403
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	122,852
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						Value(Rcnld)
						98,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	138	C 100	2,072	Avq-	80%	100%	100%	1,658
Open Frame Porch	1975	240	C 100	3,500	Avq-	80%	100%	100%	2,800
Frame Garage	1975	552	C 100	7,728	Avq-	80%	100%	100%	6,182
Wood Deck	1975	80	C 100	672	Avq-	80%	100%	100%	538
1,381 SFLA									
Outbuilding Total									11,178

Acpt Land

46,100

Accepted Bldg

109,500

Total

155,600

Oakland
 Name: CATES, CHRISTOPHER

Valuation Report

07/15/2016

Page 1078

Map/Lot:

012-092-A

Account: 4050 Card: 1 of 1

Location:

11 MALLARD LANE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1973	14X66	B 100	27,280	Avq.	55%	100%	100%	15,004	
Open Frame Porch	1990	96	C 100	1,484	Avq.	92%	100%	100%	1,365	
Frame Shed	1995	16	C 100	112	Avq.	95%	100%	100%	106	
Wood Deck	2009	32	C 100	269	Avq.	97%	100%	100%	261	
924 SFLA										
Outbuilding Total									16,736	
Acpt Land			0	Accepted Bldg			16,700	Total		16,700

Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B5601P315
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 04/01/1998
Sale Price 102,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 1.12			Land Total			30,240

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	950 Sqft	Grade C 100	Base	77,840
Exterior	COMPOSITION	Masonry Trim	120Sqft	Trim	504
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	842 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,788
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,341
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Above Average	Typical	97,093
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						83,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1977	600	C 100	8,400	Avq+	86%	100%	100%	7,224
1SFr Overhanq	1977	34	C 100	1,761	Avq+	86%	100%	100%	1,514
Frame Shed	2002	120	B 100	1,075	Avq.	97%	100%	100%	1,043
984 SFLA									9,781
Outbuilding Total									9,781

Acpt Land 30,200 **Accepted Bldg** 93,300 **Total** 123,500

Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2221P81
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775 100%		28,775
Total Acres 0.92				Land Total	28,775

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	784 Sqft	Grade C 110	Base	98,622
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,187
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	97,836
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	83,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	88	C 110	5,015	Avq.	85%	100%	100%	4,263
Frame Garage	1979	440	C 110	6,776	Avq.	85%	100%	100%	5,760
Finished Attic	1979	264	C 110	5,082	Avq.	85%	100%	100%	4,320
Frame Shed	2001	96	C 100	672	Avq.	97%	100%	100%	652
1,396 SFLA									
Outbuilding Total									14,995

Acpt Land	28,800	Accepted Bldg	98,200	Total	127,000
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1996
 Sale Price 119,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5165P260

Reference 2

Tran/Land/Bldg 1 1 96

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	30,000.00	27,000 100%		27,000
Total Acres 0.81				Land Total	27,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,344 Sqft	Grade C 105	Base	150,102
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,470
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,292
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	156,864
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	92% 100%	119,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	370	C 100	3,108	Fair	75%	100%	100%	2,331
GARAGE FRAME ..	2000	1120	C 100	47,040	Avq.	97%	100%	100%	45,629
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	100%	3,395
GARAGE FRAME ..	2012	416	C 100	17,472	Avq.	97%	100%	100%	16,948
2,352 SFLA									
Outbuilding Total									68,303

Acpt Land 27,000 **Accepted Bldg** 188,100 **Total** 215,100

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2001
 Sale Price 101,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6586P237
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	30,000.00	25,278 100%		25,278
Total Acres 0.71				Land Total	25,278

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	784 Sqft	Grade C 100	Base	89,657
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-8,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,898
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	89,783
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	76,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1978	440	C 100	16,940	Avq.	85%	100%	100%	14,399
ONE STORY FRAME	1978	48	C 100	2,486	Avq.	85%	100%	100%	2,113
Wood Deck	1978	84	C 100	706	Avq.	85%	100%	100%	600
Frame Shed	1992	160	C 100	1,120	Avq.	93%	100%	100%	1,042
Patio	1978	437	D 100	979	Avq.	85%	100%	100%	832
1,224 SFLA									18,986

Acpt Land	25,300	Accepted Bldg	95,300	Total	120,600
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/2001
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6809P294

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000	
6.18	Acres-Rear Land 1-10	2,000.00	12,360	100%		12,360	
Total Acres 8.18						Land Total	47,360

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,260 Sqft	Grade B 100	Base	161,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,792
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,961
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,693
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	TYPICAL	TYPICAL	Average	Typical	179,887	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		96%	98% 100%	169,238	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	2000	320	C 100	2,688	Avq.	2,607	
Wood Deck	2000	152	C 100	1,277	Avq.	1,239	
Wood Deck	2000	128	C 100	1,075	Avq.	1,043	
1,890 SFLA						Outbuilding Total	4,889

Acpt Land 47,400 **Accepted Bldg** 174,100 **Total** 221,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Above Street Steep
Utilities Drilled Well Septic System
Street Private

Reference 1 B9408P162

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	216,000	174,074	100%		174,074
7.36	Acres-Rear Land 1-10	3,600.00	26,496	100%		26,496
Total Acres 7.88			Land Total			200,570

Dwelling Description

Replacement Cost New

Contemporary	Two Story	728 Sqft	Grade C 110	Base	105,872
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,121
Fin. Basement Area	336 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,174
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,946
Rooms	8	HEARTH	TWO HEARTH	HEARTH	1,848
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	122,649
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	94%	100%	92,232	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1970	560	C 110	45,707	Avq.	80%	94%	100%	34,372
1 Story/BASEMENT	1970	392	C 110	26,562	Avq.	80%	94%	100%	19,975
ONE STORY FRAME	1970	168	C 110	9,573	Avq.	80%	94%	100%	7,199
Wood Deck	1970	230	C 110	2,125	Avq.	80%	100%	100%	1,700
Wood Deck	1970	72	C 110	665	Avq.	80%	100%	100%	532
Open Frame Porch	1970	66	C 110	1,170	Avq.	80%	100%	100%	936
Frame Shed	2004	160	C 100	1,120	Avq.	97%	100%	100%	1,086
2,576 SFLA									65,800

Acpt Land	200,600	Accepted Bldg	158,000	Total	358,600
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Oakland
 Name: HAWKEYE MANAGEMENT, INC.

Valuation Report

07/15/2016

Page 1085

Map/Lot: 013-001

Account: 1589 Card: 2 of 2

Location: 17 AVIATOR PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Above StreetSteep
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B9408P162

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	2010	4000	C 100	168,000	Ava.	97%	80%	100%	130,368
Wood Deck	2010	64	C 100	538	Ava.	97%	100%	100%	522
Unfinished Attic	2010	2000	C 100	5,600	Ava.	97%	100%	100%	5,432
2,576 SFLA									
						Outbuilding Total			136,322
Acpt Land			0	Accepted Bldg		136,300	Total		136,300

Oakland
Name: HAWKEYE MANAGEMENT, INC.

Valuation Report

07/15/2016

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Map/Lot:

013-001

Account: 1589

Location:

17 AVIATOR PLACE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	200,600	158,000	358,600	200,600	158,000	358,600
2	0	136,300	136,300	0	136,300	136,300
TOTAL	200,600	294,300	494,900	200,600	294,300	494,900

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 09/17/2002
Sale Price: 143,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B7067P254
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60			Land Total			31,200

Dwelling Description

Replacement Cost New

Contemporary Exterior Dwelling Units	One & 3/4 Story NOVELTY 1 OTHER Units-0	1,049 Sqft Masonry Trim Roof Cover	Grade C 110 None Wood Shingles	Base Trim Roof	142,192 0 808
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1049 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,155
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,976
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1985	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total 169,213
Functional Obsolescence None	Economic Obsolescence None	Phys. % 89%	Func. % 99%	Econ. % 100%	Value(Rcnd) 149,094	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2013	419	B 100	4,505	Avq.	97%	100%	100%	4,370
Wood Deck	2008	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Frame Shed	2008	180	B 100	1,613	Avq.	97%	100%	100%	1,565
Wood Deck	1985	40	C 110	370	Avq.	89%	100%	100%	329
Swimming Pool	1985	648	B 100	8,960	Avq.	99%	100%	100%	8,870
Jacuzzi #	1985	1	C 100	3,500	Avq.	99%	100%	100%	3,465
Frame Shed	2003	140	C 100	980	Avq.	97%	100%	100%	951
Patio	1998	432	C 100	1,210	Avq.	96%	100%	100%	1,162
Frame Garage	2003	576	C 100	8,064	Avq.	97%	100%	100%	7,822
Open Frame Porch	2013	100	B 100	1,971	Avq.	97%	100%	100%	1,912
1,836 SFLA									31,698

Acpt Land 31,200 **Accepted Bldg** 180,800 **Total** 212,000

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1811P245
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.82	Acres-Rear Land 1-10	2,000.00	3,640	100%		3,640
Total Acres 2.82			Land Total			33,640

Dwelling Description

Replacement Cost New

Ranch	One Story	1,576 Sqft	Grade C 100	Base	116,402
Exterior	ALUM/VINYL	Masonry Trim	280Sqft	Trim	1,176
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1418 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,889
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,883
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	141,810
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						123,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1978	768	C 100	10,752	Avq+	87%	100%	100%	9,354	
Wood Deck	1978	160	C 100	1,344	Avq+	87%	100%	100%	1,169	
Open Frame Porch	2004	224	C 100	3,276	Avq.	97%	100%	100%	3,178	
Frame Shed	2004								200	
----- S O U N D V A L U E -----									200	
1,576 SFLA									Outbuilding Total	13,901

Acpt Land	33,600	Accepted Bldg	137,300	Total	170,900
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Valuation Report

Account: 46 Card: 1 of 1

Location: 61 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B4337P233
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 02/01/1993
Sale Price 62,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.59	Acres-Rear Land 1-10	2,000.00	1,180	100%		1,180
Total Acres 1.59			Land Total			31,180

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,026 Sqft	Grade C 100	Base	123,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	2002	TYPICAL	TYPICAL	Good	Typical	123,782			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	82%	97%	100%	98,456				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1960	72	C 100	4,435	Good	82%	97%	100%	3,528
Open Frame Porch	1960	308	C 100	4,452	Good	82%	100%	100%	3,651
2S Frame Garage	1990	672	C 100	14,112	Avq.	92%	100%	100%	12,983
Open Frame Porch	2004	180	B 100	3,405	Avq.	97%	100%	100%	3,303
Wood Deck	2004	240	B 100	2,580	Avq.	97%	100%	100%	2,503
Frame Shed	2004								300
----- S O U N D V A L U E -----						300			
2,124 SFLA						Outbuilding Total			26,268

Acpt Land 31,200 **Accepted Bldg** 124,700 **Total** 155,900

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/2006
Sale Price 165,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8929P106
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	30,000.00	26,325 100%		26,325
Total Acres 0.77				Land Total	26,325

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 110	Base	96,059
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	276 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,063
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,992
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Good	Typical	102,886
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						Value
						Rcnld
						90,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1S GAR/BSMT.....	1976	672	C 110	14,489	Good	88%	100%	100%	12,750
Open Frame Porch	1976	120	C 110	2,002	Good	88%	100%	100%	1,762
1 Story/BASEMENT	1976	216	C 110	14,636	Good	88%	100%	100%	12,880
Wood Deck	2007	272	B 100	2,925	Avq.	97%	100%	100%	2,837
Wood Deck	2007	140	C 100	1,176	Avq.	97%	100%	100%	1,141
1,320 SFLA									31,370

Outbuilding Total

Acpt Land 26,300 **Accepted Bldg** 121,900 **Total** 148,200

Oakland
Name: HOLMES, KEITH

Valuation Report

07/15/2016

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Map/Lot: 013-005

Account: 1762 Card: 1 of 1

Location: 43 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/19/2014
Sale Price: 167,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B11773P334
Reference 2:
Tran/Land/Bldg: 2 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	30,000.00	27,659 100%		27,659
Total Acres 0.85				Land Total	27,659

Dwelling Description

Replacement Cost New

Conventional	Two Story	864 Sqft	Grade C 110	Base	119,695
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,684
Rooms	8	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	131,309
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	95% 100%	102,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	298	C 110	2,754	Avq.	82%	100%	100%	2,258
1SFr Overhang	1974	32	C 110	1,823	Avq.	82%	95%	100%	1,420
Open Frame Porch	1998	144	C 110	2,372	Avq.	82%	100%	100%	1,945
Open Frame Porch	1999	168	C 110	2,741	Avq.	97%	100%	100%	2,659
1S AD/GAR.....	1999	576	C 110	47,013	Avq.	97%	95%	100%	43,323
2,336 SFLA									51,605
Outbuilding Total									51,605

Acpt Land	27,700	Accepted Bldg	153,900	Total	181,600
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Oakland
 Name: CHRISTIE, GLORIA JEAN

Valuation Report

07/15/2016

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Map/Lot: 013-006

Account: 2610 Card: 1 of 1

Location: 18 CEDAR VILLAGE DRIVE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4916P018
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.79	Acres-Homesite (Fract)	48,000.00	42.663 100%		42,663
Total Acres 0.79				Land Total	42,663

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	86,587
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-4,204
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	84,903			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	72,168				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1978	468	C 100	6,552	Avq.	85%	100%	100%	5,569
Wood Deck	1978	192	C 100	1,613	Avq.	85%	100%	100%	1,371
Frame Garage	2008	240	C 110	3,696	Avq.	97%	100%	100%	3,585
1,092 SFLA									
Outbuilding Total									10,525

Acpt Land 42,700 **Accepted Bldg** 82,700 **Total** 125,400

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/2001
Sale Price 28,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6534P054

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
1.00	Acres-Frontage 1	8,000.00	8,000	100%	Excess Frt	8,000
0.03	Acres-Rear Land 1-10	3,200.00	96	100%		96
Total Acres 2.03			Land Total			56,096

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade B 100	Base	153,840
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,961
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,693
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	169,020
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	94% 100%	154,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2001	363	B 100	38,248	Avq.	97%	94%	100%	34,875
1.75 ST GARAGE..	2001	1044	B 100	26,191	Avq.	97%	100%	100%	25,405
Open Frame Porch	2003	320	B 100	5,914	Avq.	97%	100%	100%	5,737
Wood Deck	2003	72	B 100	774	Avq.	97%	100%	100%	751
Swimming Pool	2013	1	B 100	8,960	Avq.	97%	100%	100%	8,691
Patio	2014	1068	C 100	2,990	Avq.	97%	100%	100%	2,900
2,525 SFLA									Outbuilding Total 78,359

Acpt Land	56,100	Accepted Bldg	232,500	Total	288,600
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Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/11/2007
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B93421P325
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	48,000.00	46,785 100%		46,785
Total Acres 0.95				Land Total	46,785

Dwelling Description

Replacement Cost New

Conventional	Two Story	804 Sqft	Grade C 110	Base	115,868
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	643 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,902
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,358
Rooms	10	HEARTH	TWO HEARTH	HEARTH	1,848
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	9,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	141,216
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	90% 100%	108,030

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	1978	1140	C 110	26,334	Avq.	85%	90%	100%	20,146
1SFr Overhanq	1978	120	C 100	6,216	Avq.	90%	90%	100%	5,035
Wood Deck	1978	438	C 110	4,047	Avq.	85%	100%	100%	3,440
Wood Deck	1978	66	C 110	610	Avq.	85%	100%	100%	518
1 & 1/2 STORY FR	1978	160	C 110	11,852	Avq.	85%	90%	100%	9,067
1/2S AD/GAR.....	1978	576	C 110	24,394	Avq.	85%	100%	100%	20,735
Open Frame Porch	1978	40	C 110	770	Avq.	85%	100%	100%	654
ONE STORY FRAME	1978	18	C 110	1,026	Avq.	85%	90%	100%	785
Jacuzzi #	2008	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,986 SFLA						Outbuilding Total			63,775

Acpt Land	46,800	Accepted Bldg	171,800	Total	218,600
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Oakland
 Name: BARD, SHANNON L.

Valuation Report

07/15/2016

Page 1095

Map/Lot: 013-010

Account: 70 Card: 1 of 1

Location: 20 ANDREW TERRACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1992
 Sale Price 86,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4178P250 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.33	Acres-Rear Land 1-10	3,200.00	1,056	100%		1,056
Total Acres 1.33			Land Total			49,056

Dwelling Description

Replacement Cost New

Ranch	One Story	1,632 Sqft	Grade C 100	Base	119,851
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	720 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,080
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,021
Rooms	9	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	137,312
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	113,969

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1975	120	C 100	840	Avq.	85%	100%	100%	714
Wood Deck	2008	80	B 100	860	Avq.	97%	100%	100%	834
1.50 ST GARAGE..	2012	1152	B 100	26,837	Avq.	97%	100%	100%	26,032
Encl Frame Porch	2012	32	B 100	1,326	Avq.	97%	100%	100%	1,286
1,632 SFLA									28,866
Outbuilding Total									28,866

Acpt Land 49,100 **Accepted Bldg** 142,800 **Total** 191,900

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/17/2014
 Sale Price 177,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11830P58

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	48,000.00	41.569 100%		41,569
Total Acres 0.75				Land Total	41,569

Dwelling Description

Replacement Cost New

Split Level	One Story	1,224 Sqft	Grade C 105	Base	99,454
Exterior	COMPOSITION	Masonry Trim	96Sqft	Trim	423
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,467
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	GOOD	Good	Typical	114,077
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						103,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1982	96	C 105	1,558	Good	91%	100%	100%	1,418
Open Frame Porch	1982	55	C 105	955	Good	91%	100%	100%	869
Wood Deck	1982	32	C 105	283	Good	91%	100%	100%	258
Frame Garage	1982	576	C 105	8,467	Good	91%	100%	100%	7,705
Patio	1982	792	C 105	2,328	Good	91%	100%	100%	2,118
Swimming Pool	1982	1108	C 105	7,350	Avq.	99%	100%	100%	7,276
Frame Shed	1982	96	C 100	672	Good	91%	100%	100%	612
1 Story/BASEMENT	1982	231	C 105	14,941	Good	91%	100%	100%	13,596
Encl Frame Porch	2003	240	B 100	8,781	Avq.	97%	100%	100%	8,518
1,455 SFLA									42,370

Acpt Land 41,600 **Accepted Bldg** 146,200 **Total** 187,800

Oakland
 Name: PHAIR, RANDALL B.

Valuation Report

07/15/2016

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Map/Lot: 013-012

Account: 1247 Card: 1 of 1

Location: 32 ANDREW TERRACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3023P8
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	48,000.00	43,200	100%	43,200
Total Acres 0.81				Land Total	43,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,140 Sqft	Grade B 95	Base	155,488
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,977
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,107
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,554
Insulation	Heavy			Insulation	1,698
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	TYPICAL	TYPICAL	Average	Typical	170,824	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	98%	100%	148,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1986	484	B 95	10,711	Avq.	89%	100%	100%	9,533
Open Frame Porch	1986	12	B 95	375	Avq.	89%	100%	100%	334
Wood Deck	1986	80	B 95	816	Avq.	89%	100%	100%	726
Wood Deck	2008	48	B 100	517	Avq.	97%	100%	100%	501
1,995 SFLA									
Outbuilding Total									11,094

Acpt Land	43,200	Accepted Bldg	160,100	Total	203,300
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Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/01/1997
Sale Price 154,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5468P093
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	48,000.00	42,933 100%		42,933
Total Acres 0.80				Land Total	42,933

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,020 Sqft Masonry Trim Roof Cover	Grade B 100 272Sqft Asphalt Shingles	Base Trim Roof	157,732 1,462 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,434
Rooms	9	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	173,154
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	92% 100%	143,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2001	240	B 100	23,870	Good	98%	92%	100%	21,522
1S AD/GAR.....	2001	480	B 100	45,588	Good	98%	92%	100%	41,102
Open Frame Porch	1987	170	B 100	3,226	Avq.	90%	100%	100%	2,903
Wood Deck	2008	408	B 100	4,386	Avq.	97%	100%	100%	4,254
Jacuzzi #	2008	1	C 100	3,500	Avq.	97%	100%	100%	3,395
3,000 SFLA									73,176

Acpt Land 42,900 **Accepted Bldg** 216,500 **Total** 259,400

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/2001
Sale Price 21,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6534P272
Reference 2 B11967P92
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	Acres-Homesite (Fract)	48,000.00	47,759	100%		47,759
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 0.99					Land Total	50,959

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,216 Sqft	Grade B 100	Base	180,913
Exterior	ALUM/VINYL	Masonry Trim	339Sqft	Trim	1,822
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	912 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,343
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,670
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,179
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	216,453
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	94% 100%	197,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	2002	784	B 100	21,074	Avq.	97%	100%	100%	20,442
Wood Deck	2003	100	B 100	1,075	Avq.	97%	100%	100%	1,043
Encl Frame Porch	2003	200	B 100	7,347	Avq.	97%	100%	100%	7,127
1 Story/BASEMENT	2003	200	B 100	15,770	Avq.	97%	94%	100%	14,379
Wood Deck	2004	36	B 100	386	Avq.	97%	100%	100%	374
Wood Deck	2004	464	B 100	4,990	Avq.	97%	100%	100%	4,840
Outbuilding Total									48,205

Acpt Land 51,000 **Accepted Bldg** 245,600 **Total** 296,600

Oakland
 Name: LYFORD, JASON D.

Valuation Report

07/15/2016

Page 1100

Map/Lot: 013-015

Account: 1240 Card: 1 of 1

Location: ANDREW TERRACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	06/15/2015
Sale Price	29,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12014P315

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	48,000.00	40,446	80%	Vacancy	32,356
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 0.71					Land Total	35,556

Acpt Land	35,600	Accepted Bldg	0	Total	35,600
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Oakland
 Name: NEUMEISTER,DEBORAH A.

Valuation Report

07/15/2016

Page 1101

Map/Lot: 013-017

Account: 1241 Card: 1 of 1

Location: ANDREW TERRACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	06/01/2001
Sale Price	24,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6539P246

Reference 2 B8333P176

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.74	Acres-Homesite (Fract)	48,000.00	41,291	80%	Vacancy	33,033	
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200	
Total Acres 0.74					Land Total	36,233	
Acpt Land		36,200	Accepted Bldg		0	Total	36,200

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/18/2015
 Sale Price 164,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12055P86
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	48,000.00	40,160 100%		40,160
Total Acres 0.70				Land Total	40,160

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade C 110	Base	122,465
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	127,547
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	98% 100%	111,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1986	780	C 110	33,033	Avq.	89%	100%	100%	29,399
Open Frame Porch	1986	56	C 110	1,016	Avq.	89%	100%	100%	904
1.5 Story/BSMT	1986	224	C 110	19,006	Avq.	89%	98%	100%	16,577
Wood Deck	1986	140	C 110	1,294	Avq.	89%	100%	100%	1,152
Outbuilding Total									48,032

Acpt Land 40,200 **Accepted Bldg** 159,300 **Total** 199,500

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1996
 Sale Price: 85,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B5206P131
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	48,000.00	40,160 100%		40,160
Total Acres 0.70				Land Total	40,160

Dwelling Description

Replacement Cost New

Ranch	One Story	1,323 Sqft	Grade C 110	Base	113,116
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	924
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	114,040			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	95,794			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	220	C 110	2,033	Avq.	84%	100%	100%	1,708
Wood Deck	1976	147	C 110	1,358	Avq.	84%	100%	100%	1,141
Frame Garage	1976	308	C 110	4,743	Avq.	84%	100%	100%	3,984
1,323 SFLA									
						Outbuilding Total			6,833

Acpt Land 40,200 **Accepted Bldg** 102,600 **Total** 142,800

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/25/2013
 Sale Price 187,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11576P249
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	48,000.00	41.011 100%		41,011
Total Acres 0.73				Land Total	41,011

Dwelling Description

Replacement Cost New

Ranch	One Story	1,942 Sqft	Grade C 110	Base	152,842
Exterior	COMPOSITION	Masonry Trim	128Sqft	Trim	591
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1262 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	20,975
Heating	100% Electric	Cooling	0% None	Heat	-5,981
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	GOOD	GOOD	Good	Inadeq.	178,591			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	93%	100%			
Value(Rcnld)						146,159			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1976	428	C 110	3,955	Good	88%	100%	100%	3,480
Open Frame Porch	1976	64	C 110	1,140	Good	88%	100%	100%	1,003
Frame Shed	2003	216	B 100	1,935	Avq.	97%	100%	100%	1,877
1,942 SFLA						Outbuilding Total			6,360

Acpt Land 41,000 **Accepted Bldg** 152,500 **Total** 193,500

Oakland
 Name: LOUBIER, MARGARET A.

Valuation Report

07/15/2016

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Map/Lot: 013-021

Account: 1243 Card: 1 of 1

Location: 5 ANDREW TERRACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2940P47
 Reference 2: B8760P330
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.72	Acres-Homesite (Fract)	48,000.00	40,729	100%		40,729	
Total Acres 0.72						Land Total	40,729

Dwelling Description

Replacement Cost New

Conventional	Two Story	832 Sqft	Grade C 110	Base	118,771
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,510
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	126,053
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				89%	99%	100%
						111,065

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2 STORY GARAGE	1986	576	C 110	13,306	Avq.	89%	90%	100%	10,658	
ONE STORY FRAME	1986	119	C 110	6,780	Avq.	89%	99%	100%	5,974	
Swimming Pool	1986	544	C 110	7,700	Avq.	99%	100%	100%	7,623	
Patio	1986	300	C 100	840	Avq.	89%	100%	100%	748	
Frame Shed	1986	80	C 100	560	Avq.	89%	100%	100%	498	
1,783 SFLA									Outbuilding Total	25,501

Acpt Land 40,700 **Accepted Bldg** 136,600 **Total** 177,300

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/07/2002
 Sale Price 23,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6940P267
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	48,000.00	40,729	100%		40,729
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 0.72			Land Total			43,929

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,590 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	281,434 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	12,537
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,562
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	310,301
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		97%	91% 100%	273,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	2002	972	A 100	30,482	Avq.	97%	100%	100%	29,568
1S AD/GAR.....	2002	72	A 100	8,548	Avq.	97%	91%	100%	7,546
Open Frame Porch	2002	72	A 100	1,837	Avq.	97%	100%	100%	1,782
ONE STORY FRAME	2002	72	A 100	5,967	Avq.	97%	91%	100%	5,267
OPEN PORCH/BSMT	2002	20	A 100	862	Avq.	97%	100%	100%	836
Wood Deck	2002	584	A 100	7,848	Avq.	97%	100%	100%	7,613
Open Frame Porch	2002	120	A 100	2,912	Avq.	97%	100%	100%	2,825
Jacuzzi #	2002	1	A 100	5,600	Avq.	97%	100%	100%	5,432
3,324 SFLA									60,869

Acpt Land 43,900 **Accepted Bldg** 334,800 **Total** 378,700

Valuation Report

Account: 3141 Card: 1 of 1

Location: 221 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/12/2005
 Sale Price 173,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8370P258
 Reference 2 B12248P258
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						126,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,224 Sqft	Grade B 100	Base	121,240
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1224 Sqft, Grade B	Basement Gar	None	Fin Bsmt	21,934
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	5,834
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	156,534
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				97%	100%	100%
						151,838

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	36	B 100	825	Avq.	97%	100%	100%	800
Wood Deck	2013	140	B 100	1,505	Avq.	97%	100%	100%	1,460
Patio	2013	140	B 100	501	Avq.	97%	100%	100%	486
1,224 SFLA									2,746

Acpt Land 126,000 **Accepted Bldg** 154,600 **Total** 280,600

Oakland
 Name: TARZIA, FRANK L.

Valuation Report

07/15/2016

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Map/Lot: 013-023-02

Account: 3143 Card: 1 of 1

Location: 225 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/23/2007
 Sale Price 149,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9541P015
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						Land Total 126,000

Dwelling Description

Replacement Cost New

Conventional	One Story	860 Sqft	Grade C 110	Base	79,526
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,906
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	2008	GOOD	GOOD	Average	Typical	65,620			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	63,651			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2000	96	C 110	3,111	Avg.	97%	100%	100%	3,018
Open Frame Porch	2008	84	B 100	1,684	Avg.	97%	100%	100%	1,633
860 SFLA						Outbuilding Total			4,651

Acpt Land 126,000 **Accepted Bldg** 68,300 **Total** 194,300

Oakland
 Name: BUOTTE, ALLAN D.

Valuation Report

07/15/2016

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Map/Lot: 013-023-03

Account: 3142 Card: 1 of 1

Location: 223 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/02/2004
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8072P092
 Reference 2 B8734P201
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						126,000

Dwelling Description

Replacement Cost New

Conventional	One Story	616 Sqft	Grade D 110	Base	50,394
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,969
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-759
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1960	0	TYPICAL	TYPICAL	Good	Typical	41,666		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		82%	100% 100%	34,166		
Outbuildings/ Additions/ Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Open Frame Porch	1960	78	D 110	1,084	Good	82%	100%	100%
Wood Deck	1980	48	D 110	354	Good	82%	100%	100%
616 SFLA						Outbuilding Total		

Acpt Land 126,000 **Accepted Bldg** 35,300 **Total** 161,300

Oakland
 Name: JURDAK, JAMES

Valuation Report

07/15/2016

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Map/Lot: 013-023-04

Account: 3140 Card: 1 of 1

Location: 217 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/22/2002
 Sale Price 86,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7158P171
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						Land Total 126,000

Dwelling Description

Replacement Cost New

Other	One Story	745 Sqft	Grade C 100	Base	65,212
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	670 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,380
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,043
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	2006	GOOD	GOOD	Above Average	Typical	76,909			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
None		None		90%	100%	100%	69,218		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd
Wood Deck	2005	224	C 100	1,882	Avq.	97%	100%	100%	1,826
1 Story/BASEMENT	1985	96	C 100	5,914	Avq+	90%	100%	100%	5,323
Frame Shed	2013	80	B 100	717	Avq.	97%	100%	100%	695
841 SFLA									7,844
Acpt Land				126,000	Accepted Bldg		77,100	Total	203,100

Oakland
 Name: MOORE, KATHLEEN M.

Valuation Report

07/15/2016

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Map/Lot: 013-023-05

Account: 3139 Card: 1 of 1

Location: 213 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/16/2005
 Sale Price 92,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B8410P070
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						126,000

Dwelling Description

Replacement Cost New

Other	One Story	704 Sqft	Grade D 110	Base	55,164
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,107
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-867
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1960	0	TYPICAL	TYPICAL	Average	Typical	45,190		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		74%	100%	100%		
Value(Rcnld)						33,441		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1980	150	D 110	1,109	Avq.	74%	100%	100%
Wood Deck	1980	48	D 110	354	Avq.	74%	100%	100%
Wood Deck	2005	192	B 100	2,065	Avq.	97%	100%	100%
704 SFLA						Outbuilding Total		3,086
Acpt Land		126,000	Accepted Bldg		36,500	Total		162,500

Valuation Report

Account: 3145 Card: 1 of 1

Location: 229 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/29/2005
 Sale Price 189,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8526P186
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						Land Total 126,000

Dwelling Description

Replacement Cost New

Conventional	One Story	600 Sqft	Grade C 110	Base	61,908
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	690 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,626
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	GOOD	GOOD	Average	Typical	75,306			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Value(Rcnld)						73,047			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OPEN PORCH/BSMT	2000	90	C 110	2,103	Avg.	97%	100%	100%	2,040
Wood Deck	2009	288	B 100	3,097	Avg.	97%	100%	100%	3,004
600 SFLA									
Outbuilding Total						5,044			
Acpt Land		126,000		Accepted Bldg		78,100		Total	
								204,100	

Valuation Report

Account: 3144 Card: 1 of 1

Location: 227 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/24/2007
 Sale Price 210,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9482P292
 Reference 2 B10493P200
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						126,000

Dwelling Description

Replacement Cost New

Ranch	One Story	748 Sqft	Grade C 110	Base	73,375
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	561 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,639
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Good	Typical	85,710
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				90%	100%	100%
						77,139

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1981	96	C 110	1,632	Good	90%	100%	100%	1,469
1SFr Overhang	1981	68	C 110	3,875	Good	90%	100%	100%	3,488
Frame Shed	1981	192	C 110	1,478	Good	90%	100%	100%	1,330
Wood Deck	2007	128	B 100	1,376	Avq.	97%	100%	100%	1,335
Wood Deck	2008	120	B 100	1,291	Avq.	97%	100%	100%	1,252
816 SFLA									8,874
Outbuilding Total									8,874

Acpt Land 126,000 **Accepted Bldg** 86,000 **Total** 212,000

Account: 3146 Card: 1 of 1

Location: 231 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/30/2015
 Sale Price 190,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12151P116
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Condo-CondoSite CV	126,000	126,000	100%		126,000
Total Acres 1.00						126,000

Dwelling Description

Replacement Cost New

Conventional	One Story	798 Sqft	Grade C 100	Base	68,477
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	399 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,586
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Good	Typical	74,903
Functional Obsolescence						Value(Rcnld)
None						61,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	2006	226	B 100	2,430	Avq.	97%	100%	100%	2,357
ONE STORY FRAME	2006	216	B 100	14,322	Avq.	97%	100%	100%	13,892
Patio	2006	296	C 100	829	Avq.	97%	100%	100%	804
Wood Deck	2006	136	B 100	1,462	Avq.	97%	100%	100%	1,418
Frame Shed	2006	120	B 100	1,075	Avq.	97%	100%	100%	1,043
Outbuilding Total									19,514

Acpt Land 126,000 **Accepted Bldg** 80,900 **Total** 206,900

Valuation Report

Account: 2190 Card: 1 of 1

Location: 234 CEDAR VILLAGE PLACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2000
 Sale Price 29,950
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B6279P234
 Reference 2 B11110P261
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	48,000.00	43,993	100%		43,993
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 0.84					Land Total	47,193

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,350 Sqft	Grade A 100	Base	229,555
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,240
Heating	100% Hot Water BB	Cooling	100% None	Heat	9,312
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,032
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,645
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	TYPICAL	TYPICAL	Average	Typical	251,144			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	95% 100%	231,429			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2002	50	A 100	6,216	Avq.	97%	95%	100%	5,729
Wood Deck	2002	300	B 100	3,226	Avq.	97%	100%	100%	3,129
2,462 SFLA						Outbuilding Total			8,858

Acpt Land 47,200 **Accepted Bldg** 240,300 **Total** 287,500

Oakland
 Name: WARREN, JEFFREY L.

Valuation Report

07/15/2016

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Map/Lot: 013-023-2

Account: 2189 Card: 1 of 1

Location: 12 CEDAR VILLAGE PLACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/01/2000
 Sale Price 34,800
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6402P245
 Reference 2 B6307P207
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.41	Acres-Frontage 1	8,000.00	3,280	100%		3,280
0.09	Acres-Rear Land 1-10	3,200.00	288	100%		288
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.50						Land Total 54,768

Dwelling Description

Replacement Cost New

Conventional	One Story	2,470 Sqft	Grade A 100	Base	274,355
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	14,717
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,766
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	299,902			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	95% 100%	276,360			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2008	728	A 100	59,928	Avq.	97%	100%	100%	58,130
Open Frame Porch	2008	260	A 100	6,048	Avq.	97%	100%	100%	5,867
Wood Deck	2008	152	A 100	2,043	Avq.	97%	100%	100%	1,982
Open Frame Porch	2008	176	A 100	4,166	Avq.	97%	100%	100%	4,041
2,470 SFLA									
Outbuilding Total 70,020									
Acpt Land		54,800		Accepted Bldg		346,400		Total	401,200

Valuation Report

Account: 3466 Card: 1 of 1

Location: 238 CEDAR VILLAGE PLACE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/25/2013
 Sale Price 139,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11552P093
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	48,000.00	42,120	100%		42,120
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 0.77			Land Total			45,320

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	792 Sqft	Grade A 100	Base	108,972
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,480
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,122
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	117,461			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	113,937			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	160	A 100	2,150	Avg.	97%	100%	100%	2,086
792 SFLA						Outbuilding Total			2,086

Acpt Land 45,300 **Accepted Bldg** 116,000 **Total** 161,300

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3150P127
 Reference 2 B12146P136 TRUST
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	216,000	175,172	100%		175,172
Total Acres 0.53						175,172

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,044 Sqft	Grade C 100	Base		119,424
Exterior	CLAPBOARD	Masonry Trim	232Sqft	Trim		974
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	2			Fireplace		4,200
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value	
1968	0	TYPICAL	TYPICAL	Average	Phy	Func	Econ	Rcnld	
								124,598	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		79%	88%	100%	86,621		
Outbuildings/ Additions/ Improvements								Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1968	58	C 100	3,004	Avq.	79%	88%	100%	2,088
ONE STORY FRAME	1968	145	C 100	7,511	Avq.	79%	88%	100%	5,222
Wood Deck	1968	273	C 100	2,293	Avq.	79%	90%	100%	1,630
2,030 SFLA									8,940

Acpt Land	175,200	Accepted Bldg	95,600	Total	270,800
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 07/31/2003
Sale Price 565,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7550P102

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	216,000	204,721 100%		204,721
Total Acres 0.85				Land Total	204,721

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,425 Sqft	Grade A 100	Base	257,040
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1186 Sqft, Grade A	Basement Gar	None	Fin Bsmt	26,566
Heating	100% Hot Water BB	Cooling	100% None	Heat	11,236
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	12,096
Attic	None			Attic	0
FirePlaces	2			Fireplace	6,720
Insulation	Heavy			Insulation	3,192
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Good	Typical	316,850
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	89% 100%	273,537

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	56	A 100	1,478	Good	97%	100%	100%	1,434
1 Story/BASEMENT	1996	392	A 100	38,636	Good	97%	89%	100%	33,355
Wood Deck	2014	926	A 100	12,446	Avq.	97%	100%	100%	12,073
1S AD/GAR.....	1996	840	A 100	99,725	Good	97%	89%	100%	86,092
Jacuzzi #	1996	1	A 100	5,600	Good	97%	100%	100%	5,432
Frame Shed	1995	192	C 100	1,344	Avq.	95%	100%	100%	1,277
Frame Shed	1997	200	B 100	1,792	Avq.	96%	100%	100%	1,720
Wood Deck	1997	300	B 100	3,226	Avq.	96%	100%	100%	3,097
Frame Garage	2004	784	B 110	15,455	Avq.	97%	100%	100%	14,991
4,082 SFLA									159,471

Acpt Land	204,700	Accepted Bldg	433,000	Total	637,700
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Valuation Report

Map/Lot: 013-026

Account: 2531 Card: 1 of 1

Location: 253 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/13/2012
 Sale Price 290,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11096P235 JT
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	216,000	155,582	100%		155,582
Total Acres 0.37						155,582

Dwelling Description

Replacement Cost New

Ranch	One Story	1,032 Sqft	Grade B 100	Base	106,101
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	930 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,666
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,255
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Heavy			Insulation	925
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Good	Typical	136,624			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		98%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2004	788	B 100	8,473	Avg.	97%	100%	100%	8,219
Frame Shed	1990	80	B 100	717	Avg.	92%	100%	100%	660
Frame Shed	2005								1,000
1,032 SFLA									1,000
Outbuilding Total						9,879			

Acpt Land 155,600 **Accepted Bldg** 143,800 **Total** 299,400

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/05/2002
 Sale Price 55,600
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7149P104
 Reference 2 B11713P199
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.16	Acres-Rear Land 1-10	3,600.00	576	100%		576
Total Acres 0.91						Land Total 197,013

Dwelling Description

Replacement Cost New

Conventional	Two Story	708 Sqft	Grade A 100	Base	154,059
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1170 Sqft, Grade A	Basement Gar	None	Fin Bsmt	26,208
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,582
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	1,586
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2002	0	GOOD	GOOD	Average	Typical	200,203	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	97%	100%	188,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2002	462	A 100	57,022	Avq.	97%	97%	100%	53,652
Wood Deck	2002	560	A 100	7,526	Avq.	97%	100%	100%	7,300
2S Frame Garage	2005	672	A 100	22,579	Avq.	97%	100%	100%	21,902
Wood Deck	2007	180	A 100	2,419	Avq.	97%	100%	100%	2,346
2,109 SFLA									Outbuilding Total 85,200

Acpt Land 197,000 **Accepted Bldg** 273,600 **Total** 470,600

Valuation Report

Map/Lot: 013-028

Account: 1248 Card: 1 of 1

Location: 235 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetRolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2001
 Sale Price 79,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6684P166
 Reference 2 B12006P46
 Tran/Land/Bldg 1 5 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.19	Acres-Rear Land 1-10	3,600.00	684	100%		684
Total Acres 0.69						Land Total 172,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	980 Sqft	Grade A 100	Base	178,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade A	Basement Gar	None	Fin Bsmt	11,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,761
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,921
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	206,447
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	198,251

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2002	72	A 100	5,967	Avq.	97%	99%	100%	5,730
ONE STORY FRAME	2002	36	A 100	2,983	Avq.	97%	99%	100%	2,865
Wood Deck	2002	404	A 100	5,429	Avq.	97%	100%	100%	5,266
Patio	2008	280	A 100	1,254	Avq.	97%	100%	100%	1,216
1,823 SFLA									Outbuilding Total 15,077

Acpt Land 172,500 **Accepted Bldg** 213,300 **Total** 385,800

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6753P233
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 12/01/2001
 Sale Price 231,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	216,000	212,375 100%		212,375
Total Acres 0.95				Land Total	212,375

Dwelling Description

Replacement Cost New

Ranch	One Story	840 Sqft	Grade C 105	Base	76,110
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,173
Rooms	6	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1986	GOOD	GOOD	Good	Typical	81,811
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	99%	100%
						Value Rcnld
						63,174

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	860	C 105	46,775	Good	78%	99%	100%	36,120
Wood Deck	2002	282	B 100	3,032	Avq.	97%	100%	100%	2,941
Wood Deck	2002	40	B 100	430	Avq.	97%	100%	100%	417
Jacuzzi #	2008	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,700 SFLA						Outbuilding Total			42,873

Acpt Land	212,400	Accepted Bldg	106,000	Total	318,400
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9188P131
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.22	Acres-Rear Land 1-10	3,600.00	792	100%		792
Total Acres 0.97			Land Total			197,229

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	605 Sqft	Grade D 110	Base	69,716
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,304
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,296
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1980	TYPICAL	TYPICAL	Good	Typical	72,556
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	56,594	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1950	504	C 100	7,056	Avq.	95%	100%	100%	6,703
Frame Shed	1999	112	C 100	784	Avq.	97%	100%	100%	760
Frame Shed	1950	224	D 100	1,254	Avq-	40%	100%	100%	502
Wood Deck	1950	48	D 110	354	Good	78%	100%	100%	276
Encl Frame Porch	2005	64	C 100	1,932	Avq.	97%	100%	100%	1,874
1 Story/BASEMENT	1950	220	D 110	11,925	Good	78%	100%	100%	9,302
Open Frame Porch	2008	60	B 100	1,254	Avq.	97%	100%	100%	1,216
Encl Frame Porch	2008	290	B 100	10,573	Avq.	97%	100%	100%	10,256
1,279 SFLA									
Outbuilding Total									30,889

Acpt Land	197,200	Accepted Bldg	87,500	Total	284,700
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B9188P131
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One & 1/2 Story	288 Sqft	Grade B 100	Base	67,836
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,871
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value
2010	0	GOOD	GOOD	Average	97%	100%	100%			63,965
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		97%	100%	100%			62,046	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2010	96	B 100	1,900	Ava.	97%	100%	100%	1,843	
432 SFLA									1,843	
Acpt Land							63,900	Total	63,900	
			0	Accepted Bldg				63,900	Total	63,900

Oakland
Name: ALANIS, NEALE M.

Valuation Report

07/15/2016

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Map/Lot:

013-030

Account: 312

Location:

22 CEDAR VILLAGE PLACE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	197,200	87,500	284,700	197,200	87,500	284,700
2	0	63,900	63,900	0	63,900	63,900
TOTAL	197,200	151,400	348,600	197,200	151,400	348,600

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5028P108
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 12/01/1995
 Sale Price 77,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.40	Acres-Rear Land 1-10	3,600.00	1,440	100%		1,440
Total Acres 0.90			Land Total			173,276

Dwelling Description

Replacement Cost New

Conventional	One Story	756 Sqft	Grade D 100	Base	52,712
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-8,891
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,328
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1960	TYPICAL	TYPICAL	Average	Typical	41,493
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	26,970	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1940	324	D 100	1,814	Poor	30%	100%	100%	544
Wood Deck	1940	432	D 100	2,904	Avq.	65%	100%	100%	1,888
Open Frame Porch	1960	84	D 100	1,053	Good	82%	100%	100%	863
ONE STORY FRAME	1960	228	D 100	9,449	Good	82%	100%	100%	7,748
Wood Deck	2000	40	D 100	269	Avq.	97%	100%	100%	261
3/4S AD/GAR.....	2001	768	C 100	39,514	Avq.	97%	100%	100%	38,329
Wood Deck	2006	72	B 100	774	Avq.	97%	100%	100%	751
984 SFLA									50,384

Acpt Land	173,300	Accepted Bldg	77,400	Total	250,700
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Oakland
 Name: JOSEPH, MARK

Valuation Report

07/15/2016

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Map/Lot: 013-032

Account: 1810 Card: 1 of 1

Location: 30 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/01/1996
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5151P039
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	216,000	134,873 100%		134,873
Total Acres 0.24				Land Total	134,873

Dwelling Description

Replacement Cost New

Other	One Story	720 Sqft	Grade D 110	Base	56,031
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,326
Rooms	4	HEARTHES	ONE HEARTH	HEARTHES	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Average	Typical	43,243			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		68%	100% 100%	29,405			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1991	352	C 100	2,957	Avq.	92%	100%	100%	2,720
Wood Deck	1991	112	C 100	941	Avq.	92%	100%	100%	866
Frame Shed	1998	80	C 100	560	Avq.	96%	100%	100%	538
720 SFLA						Outbuilding Total			4,124

Acpt Land	134,900	Accepted Bldg	33,500	Total	168,400
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/22/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7033P039
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	216,000	148,304	100%		148,304
Total Acres 0.32			Land Total			148,304

Dwelling Description

Replacement Cost New

Other	One Story	695 Sqft	Grade D 100	Base	49,706
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,173
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,919
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Above Average	Typical	38,614			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		73%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	133	D 100	3,091	Avq+	73%	100%	100%	2,256
695 SFLA						Outbuilding Total			2,256

Acpt Land 148,300 **Accepted Bldg** 30,400 **Total** 178,700

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2298P300
 Reference 2 B8296P107
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.43	Acres-Homesite (Fract)	216,000	163,493	100%		163,493	
Total Acres 0.43						Land Total	163,493

Dwelling Description				Replacement Cost New		
Other	One Story	992 Sqft	Grade D 110	Base		70,776
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-12,833
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4	HEARTH	ONE HEARTH	HEARTH		739
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,218
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,222
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1963	0	TYPICAL	TYPICAL	Above Average	Typical	59,678	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		79%	100%	100%	47,146

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1950	180	D 110	8,205	Avq+	79%	100%	100%	6,482	
Wood Deck	1996	180	C 100	1,512	Avq.	95%	100%	100%	1,436	
Frame Shed	2006	48	B 100	430	Avq.	97%	100%	100%	417	
1,172 SFLA									Outbuilding Total	8,335

Acpt Land	163,500	Accepted Bldg	55,500	Total	219,000
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Valuation Report

Account: 542 Card: 1 of 1

Location: 40 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Private

Reference 1 B2920P197
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
Total Acres 0.38						156,958

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,147 Sqft	Grade C 100	Base		89,975
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,826
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		19,558
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1986	TYPICAL	TYPICAL	Good	Typical	112,359
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						89,887

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1955	470	C 100	3,948	Good	80%	100%	100%	3,158
Frame Bay Window	1955	18	C 100	932	Good	80%	100%	100%	746
1.50 ST GARAGE..	1980	600	C 100	10,920	Avq.	86%	100%	100%	9,391
Open Frame Porch	1998								1,000
----- S O U N D V A L U E -----									1,000
1,165 SFLA									14,295

Acpt Land 157,000 **Accepted Bldg** 104,200 **Total** 261,200

Oakland
 Name: STURK, DALE E.

Valuation Report

07/15/2016

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Map/Lot:

013-035-1

Account: 543 Card: 1 of 1

Location:

CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2920P197

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.51	Acres-Rear Land 1-10	3,600.00	1,836	100%	Vacancy	1,836	
Total Acres 0.51					Land Total	1,836	
Acpt Land		1,800	Accepted Bldg		0	Total	1,800

Valuation Report

Account: 122 Card: 1 of 1

Location: 46 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6055P305
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 06/01/1997
 Sale Price 79,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	216,000	165,964	100%		165,964
0.73	Acres-Rear Land 1-10	3,600.00	2,628	100%		2,628
Total Acres 1.18			Land Total			168,592

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	816 Sqft	Grade B 110	Base	139,910
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	735 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,488
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	7,488
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,407
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	175,712
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	97%	100%
Value(Rcnd)						163,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1990	144	C 100	1,008	Avq.	92%	100%	100%	927
1SFr Overhang	1999	48	B 110	3,500	Avq.	96%	97%	100%	3,259
Open Frame Porch	1999	112	B 100	2,187	Avq.	97%	100%	100%	2,121
Wood Deck	1999	272	B 100	2,925	Avq.	97%	100%	100%	2,837
1 & 3/4 STORY FR	2003	348	B 110	35,533	Avq.	97%	97%	100%	33,433
Open Frame Porch	2003	60	B 100	1,254	Avq.	97%	100%	100%	1,216
Patio	2003	208	C 100	582	Avq.	97%	100%	100%	565
Frame Shed	2005			----- S O U N D V A L U E -----					500
Frame Garage	2010	560	B 100	10,035	Avq.	97%	100%	100%	9,734
2,085 SFLA									
Outbuilding Total									54,592

Acpt Land	168,600	Accepted Bldg	218,200	Total	386,800
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Valuation Report

Map/Lot: 013-037

Account: 332 Card: 1 of 1

Location: 50 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street Steep
 Utilities Drilled Well Septic System
 Street Private

Sale Data
 Sale Date 06/15/2010
 Sale Price 195,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10478P080
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 63 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	216,000	155,582 100%		155,582
Total Acres 0.37				Land Total	155,582

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 110	Base	60,282
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,870
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,561
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2015	0	None	None	Above Average	Typical	67,941	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	61%	100%	40,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	272	C 100	2,285	Avg.	89%	100%	100%	2,034
1 Story/BASEMENT	2016	320	B 100	25,231	Avg.	97%	75%	100%	18,356
1 Story/BASEMENT	2016	144	B 100	11,354	Avg.	97%	75%	100%	8,260
ONE STORY FRAME	2016	192	B 100	12,730	Avg.	97%	75%	100%	9,261
Patio	2015	192	C 100	538	Avg.	97%	100%	100%	522
1,232 SFLA									
Outbuilding Total									38,433

Acpt Land 155,600 **Accepted Bldg** 78,600 **Total** 234,200

Oakland
 Name: PHAIR, JAMIE P.

Valuation Report

07/15/2016

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Map/Lot:

013-037-1

Account: 342 Card: 1 of 1

Location:

CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10478P080
 Reference 2

Sale Data
 Sale Date 06/15/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Rear Land 1-10	3,600.00	1,080	100%		1,080
Total Acres 0.30						1,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1990	624	C 100	8.736	Ava.	95%	100%	100%	8,299
Outbuilding Total									8,299

Acpt Land	1,100	Accepted Bldg	8,300	Total	9,400
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street Steep
 Utilities Drilled Well Septic System
 Street Private

Sale Data
 Sale Date 03/01/2000
 Sale Price 63,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6161P154
 Reference 2 B9374P058
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	216,000	124,866	100%		124,865
Total Acres 0.19						124,865

Dwelling Description

Replacement Cost New

Other	One Story	600 Sqft	Grade D 110	Base	49,526
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,696
Heating	100% Not Heated	Cooling	0% None	Heat	-2,772
Rooms	5	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-739
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1999	TYPICAL	TYPICAL	Good	Typical	52,298
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				90%	100%	100%
						47,068

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	80	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	1980	196	C 100	1,646	Avq.	86%	100%	100%	1,416
Open Frame Porch	2000	160	B 100	3,046	Avq.	97%	100%	100%	2,955
Frame Shed	2009	12	C 100	84	Avq.	97%	100%	100%	81
600 SFLA	Outbuilding Total								5,104

Acpt Land	124,900	Accepted Bldg	52,200	Total	177,100
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/01/1999
 Sale Price 72,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6096P060

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992	100%		132,992
Total Acres 0.23						132,992

Dwelling Description

Replacement Cost New

Other	One Story	820 Sqft	Grade C 110	Base	78,352
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	604 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,302
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Above Average	Typical	92,736
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						89,954
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
TWO STORY FRAME	2007	84	C 110	7,179	Avq+	97%	100%	100%	6,964
Wood Deck	2007	66	C 110	610	Avq+	97%	100%	100%	592
Wood Deck	2007	55	C 110	508	Avq+	97%	100%	100%	493
Frame Shed	1985	120	C 100	840	Avq.	89%	100%	100%	748
Frame Shed	1985	96	C 100	672	Avq.	89%	100%	100%	598
Open Frame Porch	2009	231	B 100	4,319	Avq.	97%	100%	100%	4,189
Wood Deck	1985	60	C 100	504	Avq.	89%	100%	100%	449
Wood Deck	1985	120	C 100	1,008	Avq.	89%	100%	100%	897
988 SFLA									14,930

Acpt Land	133,000	Accepted Bldg	104,900	Total	237,900
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Oakland
 Name: SOULE, DENNIS H. & LORNA, TRUSTEES

Valuation Report

07/15/2016

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Map/Lot: 013-039-1

Account: 2994 Card: 1 of 1

Location: CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 11/01/1999
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 B6096P060
 Reference 2 B9453P339
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Rear Land 1-10	3,600.00	828	100%		828
Total Acres 0.23				Land Total		828

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1.50 ST GARAGE..	2006	624	B 100	14,536	Avq.	97%	100%	100%	14,100
						Outbuilding Total			14,100

Acpt Land	800	Accepted Bldg	14,100	Total	14,900
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/01/2002
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6866P087
 Reference 2 B12113P54 JT
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.27	Acres-Homesite (Fract)	216,000	140,218	100%		140,218	
Total Acres 0.27						Land Total	140,218

Dwelling Description

Replacement Cost New

Conventional	Two Story	625 Sqft	Grade C 110	Base	97,311
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	562 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,655
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,388
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2004	TYPICAL	TYPICAL	Good	Typical	114,436
Functional Obsolescence						Value(Rcnld)
None						102,123

Economic Obsolescence
 None

Phys. %
 92%

Func. %
 97%

Econ. %
 100%

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	155	C 110	8,831	Good	92%	97%	100%	7,881
Wood Deck	2003	215	B 100	2,311	Avq.	97%	100%	100%	2,242
Wood Deck	2003	217	B 100	2,334	Avq.	80%	100%	100%	1,867
Frame Shed	2002	192	B 100	1,721	Avq.	97%	100%	100%	1,669
2 Story/BASEMENT	2003	364	B 100	40,768	Avq.	97%	97%	100%	38,359
Wood Deck	2005	276	B 100	2,968	Avq.	97%	100%	100%	2,879
Wood Deck	2005	156	B 100	1,677	Avq.	97%	100%	100%	1,627
Jacuzzi #	2006	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,133 SFLA									59,919

Outbuilding Total 59,919

Acpt Land 140,200 **Accepted Bldg** 162,000 **Total** 302,200

Account: 1178 Card: 1 of 1

Map/Lot: 013-041
 Location: 60 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3117P344
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	100%		126,997
Total Acres 0.20						Land Total 126,997

Dwelling Description				Replacement Cost New		
Other	One Story	630 Sqft	Grade D 100	Base		46,502
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,409
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-2,646
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-706
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1945	0	TYPICAL	TYPICAL	Average		Typical			35,741	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		66%	100%	100%		23,589		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Frame Shed	1970	96	C 100	672	Avq.	85%	100%	100%	571	
Wood Deck	1960	60	D 100	403	Avq.	66%	100%	100%	266	
Wood Deck	1960	192	D 100	1,291	Avq.	66%	100%	100%	852	
Wood Deck	1960	200	D 100	1,344	Avq.	66%	100%	100%	887	
Wood Deck	2000	208	C 100	1,747	Avq.	97%	100%	100%	1,695	
630 SFLA Outbuilding Total									4,271	
Acpt Land		127,000		Accepted Bldg		27,900		Total		154,900

Oakland
Name: DOYLE, GLENN H.

Valuation Report

07/15/2016

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Map/Lot:

013-041-1

Account: 1179 Card: 1 of 1

Location:

CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities NoWater/NoSewer
Street Private

Reference 1 B3117P344

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Rear Land 1-10	3,600.00	1,476	100%	Vacancy	1,476
Total Acres 0.41				Land Total		1,476
Acpt Land		1,500	Accepted Bldg	0	Total	1,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3811P132
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	216,000	115,495 100%		115,495
Total Acres 0.15				Land Total	115,495

Dwelling Description

Replacement Cost New

Other	One Story	336 Sqft	Grade D 100	Base	32,014
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	336 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,763
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	35,777
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	24,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	336	D 100	13,924	Avq.	68%	100%	100%	9,468
Wood Deck	1950	175	D 100	1,176	Avq.	68%	100%	100%	800
Frame Shed	2001	24	C 100	168	Avq.	97%	100%	100%	163
Wood Deck	2001	160	C 100	1,344	Avq.	97%	100%	100%	1,304
672 SFLA									
Outbuilding Total									11,735

Acpt Land	115,500	Accepted Bldg	36,100	Total	151,600
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Valuation Report

Account: 1879 Card: 1 of 1

Location: 64 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 10/01/2001
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6651P250
Reference 2 B8981P052
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.19	Acres-Homesite (Fract)	216,000	124,866	100%		124,865	
Total Acres 0.19						Land Total	124,865

Dwelling Description

Replacement Cost New

Conventional	One Story	660 Sqft	Grade C 100	Base	59,976
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	660 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,240
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2002	TYPICAL	TYPICAL	Good	Typical	70,896
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				92%	100%	100%
						65,224

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	297	C 100	2,495	Avq.	97%	100%	100%	2,420
Open Frame Porch	2002	120	C 100	1,820	Avq.	97%	100%	100%	1,765
Patio	2002	297	C 100	832	Avq.	97%	100%	100%	807
660 SFLA	Outbuilding Total								4,992

Acpt Land 124,900 **Accepted Bldg** 70,200 **Total** 195,100

Oakland
 Name: CONLEY, JEAN P.

Valuation Report

07/15/2016

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Map/Lot: 013-043-1

Account: 1880 Card: 1 of 1

Location: 63 CEDAR VILLAGE PLACE

Neighborhood 67 CAMP ROAD
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/01/2001
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Validity

Reference 1 B6651P250
 Reference 2 B8981P052
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	24,000.00	13,363	100%		13,363
Total Acres 0.31						13,363

Dwelling Description

Replacement Cost New

Ranch	One Story	728 Sqft	Grade B 100	Base	82,131
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,792
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,296
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	86,219
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						83,632

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002								200
Frame Shed	2005	96	B 100	860	Avq.	97%	100%	100%	834
Open Frame Porch	2010	128	B 100	2,472	Avq.	97%	100%	100%	2,398
728 SFLA									
Outbuilding Total									3,432

Acpt Land 13,400 **Accepted Bldg** 87,100 **Total** 100,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 10/01/1999
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6081P095

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.25	Acres-Rear Land 1-10	3,600.00	900	100%		900
Total Acres 0.63			Land Total			157,858

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	814 Sqft	Grade A 100	Base	144,482
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	655 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,738
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,814
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	2			Fireplace	6,720
Insulation	Heavy			Insulation	1,368
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	177,186
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	94%	100%	161,558	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	440	B 100	4,731	Avq.	97%	100%	100%	4,589
1.5 Story/BSMT	2004	308	A 100	38,016	Avq.	97%	94%	100%	34,663
Open Frame Porch	2004	78	A 100	1,971	Avq.	97%	100%	100%	1,912
1 Story/BASEMENT	2004	192	A 100	18,924	Avq.	97%	94%	100%	17,255
Open Frame Porch	2004	48	A 100	1,299	Avq.	97%	100%	100%	1,260
1S AD/GAR.....	2004	676	A 100	80,255	Avq.	97%	94%	100%	73,176
Wood Deck	2004	352	A 100	4,731	Avq.	97%	100%	100%	4,589
Jacuzzi #	2004	1	B 100	4,480	Avq.	97%	100%	100%	4,346
Wood Deck	2004	84	B 100	903	Avq.	97%	100%	100%	876
Frame Shed	1990	117	C 100	819	Avq.	92%	100%	100%	753
2,551 SFLA									
Outbuilding Total									143,419

Acpt Land

157,900

Accepted Bldg

305,000

Total

462,900

Valuation Report

Account: 2825 Card: 1 of 1

Location: 70 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data	
Sale Date	06/22/2006
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B8954P149
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483	100%		138,483
Total Acres 0.26						138,483

Dwelling Description

Replacement Cost New

Other	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	GOOD	GOOD	Above Average	Typical	60,681			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	100%	47,331				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2004	294	C 100	15,229	Avg.	97%	100%	100%	14,772
Wood Deck	2006	144	B 100	1,548	Avg.	97%	100%	100%	1,502
Frame Shed	1990	90	C 100	630	Avg.	92%	100%	100%	580
Wood Deck	2005			----- S O U N D V A L U E -----					3,000
Open Frame Porch	2005	264	C 100	3,836	Avg.	97%	100%	100%	3,721
1,158 SFLA									23,575
Acpt Land		138,500	Accepted Bldg		70,900	Total			209,400

Valuation Report

Account: 1679 Card: 1 of 1

Location: 72 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 06/01/1999
Sale Price 64,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6003P043
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	216,000	124,866	100%		124,865
Total Acres 0.19						124,865

Dwelling Description

Replacement Cost New

Conventional	One Story	783 Sqft	Grade C 100	Base	67,553
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	392 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,488
Heating	100% Hot Water BB	Cooling	100% None	Heat	1,929
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	1999	TYPICAL	TYPICAL	Average	Typical	75,810			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		86%	100%	100%			
Value(Rcnd)						65,197			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1999	412	C 100	3,461	Avg.	97%	100%	100%	3,357
Frame Shed	1999	64	D 100	358	Avq-	96%	100%	100%	344
783 SFLA						Outbuilding Total			3,701

Acpt Land 124,900 **Accepted Bldg** 68,900 **Total** 193,800

Valuation Report

Account: 1698 Card: 1 of 1

Location: 74 CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/24/2002
 Sale Price 137,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6996P336
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	216,000	122,657	100%		122,657
Total Acres 0.18						122,657

Dwelling Description

Replacement Cost New

Other	One Story	770 Sqft	Grade D 100	Base	58,742
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,055
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,712
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-862
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Above Average	Typical	55,209			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
Value(Rcnld)						43,063			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	176	C 100	1,478	Avg.	97%	100%	100%	1,434
Open Frame Porch	2011	112	C 100	1,708	Avg.	97%	100%	100%	1,657
770 SFLA									
Outbuilding Total									3,091

Acpt Land 122,700 **Accepted Bldg** 46,200 **Total** 168,900

Oakland
 Name: WALSH, PETER

Valuation Report

07/15/2016

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Map/Lot: 013-048

Account: 490 Card: 1 of 1

Location: CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5934P261
 Reference 2 B9580P271
 Tran/Land/Bldg 1 5 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	04/01/1999
Sale Price	184,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.08	Acres-Homesite (Fract)	216,000	93,858	90%	Vacancy	0	
0.08	Acres-Homesite (Fract)	3,600.00	900	50%	Restrictio	0	
0.08	Acres-Homesite (Fract)	3,200.00	288	25%	Topoqraphy	10,559	
Total Acres 0.08						Land Total	10,559

Accpt Land	10,600	Accepted Bldg	0	Total	10,600
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Oakland
 Name: WALSH, PETER

Valuation Report

07/15/2016

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Map/Lot:

013-048-1

Account: 3342 Card: 1 of 1

Location:

CEDAR VILLAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	04/01/1999
Sale Price	184,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B5934P260

Reference 2 B9580P271

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	216,000	104,259	90%	Vacancy	0
0.11	Acres-Homesite (Fract)	3,600.00	900	50%	Restrictio	46,917
Total Acres 0.11			Land Total			46,917
Acpt Land		46,900	Accepted Bldg		0	Total
						46,900

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1997
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5400P266

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	216,000	143,564	100%		143,564
Total Acres 0.29						143,564

Dwelling Description

Replacement Cost New

Conventional	One Story	704 Sqft	Grade D 110	Base	56,267
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,107
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,252
Rooms	3	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	2004	TYPICAL	TYPICAL	Above Average	Typical	44,647			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1960	20	C 100	420	Avg-	70%	100%	100%	294
Wood Deck	2004	258	C 100	2,167	Avg.	97%	100%	100%	2,102
704 SFLA						Outbuilding Total			2,396

Acpt Land 143,600 **Accepted Bldg** 37,200 **Total** 180,800

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 07/16/2013
 Sale Price 171,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11449P012
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	216,000	134,873	100%		134,873
Total Acres 0.24						134,873

Dwelling Description

Replacement Cost New

Other	One Story	680 Sqft	Grade C 110	Base	67,329
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,833
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,843
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	2015	GOOD	GOOD	Good	Typical	71,959			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	100%	100%			
Value(Rcnld)						59,006			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	290	C 110	2,680	Good	82%	100%	100%	2,198
ONE STORY FRAME	2015	192	C 110	10,940	Avq.	97%	90%	100%	9,551
872 SFLA									
Outbuilding Total									11,749

Acpt Land 134,900 **Accepted Bldg** 70,800 **Total** 205,700

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 12/22/2014
 Sale Price 4,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5042P030
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	216,000	145,179 100%		145,179
Total Acres 0.30				Land Total	145,179

Dwelling Description

Replacement Cost New

Other	One Story	816 Sqft	Grade D 100	Base	52,885
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,427
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,828
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-914
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Above Average	Typical	43,128			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		79%	100%	100%			
Value(Rcnd)						34,071			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1962	200	C 100	1,680	Avq+	79%	100%	100%	1,327
Frame Garage	1985	576	C 100	8,064	Avq+	79%	100%	100%	6,371
Frame Shed	1962	170	C 100	1,190	Avq+	79%	100%	100%	940
816 SFLA									
Outbuilding Total									8,638

Acpt Land 145,200 **Accepted Bldg** 42,700 **Total** 187,900

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B6052P051
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	216,000	175,172	100%		175,172
Total Acres 0.53						Land Total 175,172

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base		161,420
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	560 Sqft, Grade B	Basement Gar	None	Fin Bsmt		10,035
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,182
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		5,376
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,688
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	GOOD	GOOD	Average	Typical	185,701			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	98%	100%	167,428		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	400	B 100	7,347	Avq.	92%	100%	100%	6,759
Wood Deck	1990	190	B 100	2,043	Avq.	92%	100%	100%	1,880
1,960 SFLA									Outbuilding Total 8,639
Acpt Land		175,200		Accepted Bldg		176,100		Total 351,300	

Oakland
 Name: MARTIN, BRIAN H.

Valuation Report

07/15/2016

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Map/Lot: 013-052-1

Account: 3523 Card: 1 of 1

Location: OLD HERITAGE PLACE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Below Street
 Utilities
 Street Private

Sale Data
 Sale Date 10/07/2014
 Sale Price 750
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B11823P150 JT

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	24,000.00	10,733	90%	Vacancy	0
0.20	Acres-Homesite (Fract)	3,600.00	900	50%	Size/Shape	4,830
Total Acres 0.20					Land Total	4,830

Acpt Land 4,800 **Accepted Bldg** 0 **Total** 4,800

Valuation Report

Account: 1009 Card: 1 of 1

Location: 133 OLD HERITAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 04/30/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2707P62
 Reference 2 B7379P124 L.E.
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	216,000	115,495	100%		115,495
Total Acres 0.15						115,495

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	588 Sqft	Grade D 100	Base	62,206
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,322
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,152
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	49,817
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						34,872

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1940	318	D 100	2,136	Avq+	70%	100%	100%	1,495
Encl Frame Porch	1940	126	D 100	2,934	Avq+	70%	100%	100%	2,054
Frame Shed	1940	96	D 100	538	Avq.	65%	100%	100%	350
1,029 SFLA									
Outbuilding Total									3,899

Acpt Land 115,500 **Accepted Bldg** 38,800 **Total** 154,300

Oakland
Name: LIBBY HILL NORTH OWNERS ASSOC.

Valuation Report

07/15/2016

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Map/Lot: 013-054

Account: 1277 Card: 1 of 1

Location: 131 OLD HERITAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use
Topography Below StreetSteep
Utilities NoWater/NoSewer
Street Private

Reference 1
Reference 2
Tran/Land/Bldg 1 5 98
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Acpt Land	0	Accepted Bldg	0	Total	0
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Valuation Report

Account: 315 Card: 1 of 1

Location: 129 OLD HERITAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Below StreetSteep
Utilities DugWell/LakeSeptic System
Street Private

Sale Data	
Sale Date	12/18/2013
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11594P155
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483 100%		138,483
Total Acres 0.26				Land Total	138,483

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	128,091
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	702 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,862
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,428
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2001	0	GOOD	GOOD	Average	Typical	144,682	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	140,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	172	B 100	1,849	Avq.	97%	100%	100%	1,794
Frame Shed	2001	128	C 100	896	Avq.	97%	100%	100%	869
Wood Deck	2001	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Wood Deck	2002	182	B 100	1,957	Avq.	97%	100%	100%	1,898
3/4S AD/GAR.....	2002	480	C 100	24,696	Avq.	97%	100%	100%	23,955
Wood Deck	2002	40	B 100	430	Avq.	97%	100%	100%	417
Wood Deck	2002	182	B 100	1,957	Avq.	97%	100%	100%	1,898
1,404 SFLA									32,834

Acpt Land	138,500	Accepted Bldg	173,200	Total	311,700
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeCesspool
 Street Private

Sale Data
 Sale Date 11/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6115P086
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	216,000	198,151	100%		198,151
0.02	Acres-Rear Land 1-10	3,600.00	72	100%		72
Total Acres 0.79			Land Total			198,223

Dwelling Description

Replacement Cost New

Other	One Story	1,008 Sqft	Grade D 100	Base	71,643
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry 3/4 Bmt	Basement	-3,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,234
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,090
FirePlaces	1			Fireplace	1,680
Insulation	Minimal			Insulation	-1,129
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Below Average	Typical	78,945
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		69%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1957			----	SOUND	VALUE
1,008 SFLA						200
Outbuilding Total						200

Acpt Land 198,200 **Accepted Bldg** 54,700 **Total** 252,900

Oakland
 Name: DERAPS, LOIS M.

Valuation Report

07/15/2016

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Map/Lot: 013-057

Account: 2777 Card: 1 of 1

Location: 117 OLD HERITAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Below StreetSteep
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2976P117
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.07	Acres-Homesite (Fract)	216,000	89,812 100%		89,812
Total Acres 0.07				Land Total	89,812

Dwelling Description

Replacement Cost New

Other	One Story	440 Sqft	Grade D 100	Base	37,139
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,174
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,848
Rooms	3	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-493
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	31,304
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						23,165
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	1960	320	D 100	2,150	Avg.	74%
440 SFLA						
Percent Good						Value
						Rcnld
						1,591
Outbuilding Total						1,591

Acpt Land 89,800 **Accepted Bldg** 24,800 **Total** 114,600

Oakland
 Name: HALLEE, LISA A.

Valuation Report

07/15/2016

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Map/Lot: 013-058

Account: 2754 Card: 1 of 1

Location: 115 OLD HERITAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/01/2000
 Sale Price 219,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12084P135 JT
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	216,000	176,256 100%		176,256
Total Acres 0.54				Land Total	176,256

Dwelling Description

Replacement Cost New

Contemporary	One Story	896 Sqft	Grade B 100	Base	97,285
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1163 Sqft, Grade B	Basement Gar	None	Fin Bsmt	20,841
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,826
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Average	Typical	127,941
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						110,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1980	396	B 100	31,224	Avq.	86%	100%	100%	26,853
2S Open Fr Porch	1980	168	B 100	4,785	Avq.	86%	100%	100%	4,115
Wood Deck	1980	280	B 100	3,010	Avq.	86%	100%	100%	2,589
Frame Shed	1980	120	B 100	1,075	Avq.	86%	100%	100%	924
Jacuzzi #	1980	1	B 100	4,480	Avq.	86%	100%	100%	3,853
ONE STORY FRAME	2003	224	B 100	14,853	Avq.	97%	100%	100%	14,407
Frame Garage	2003	528	B 100	9,461	Avq.	97%	100%	100%	9,177
Open Frame Porch	2003	88	B 100	1,756	Avq.	97%	100%	100%	1,703
1,516 SFLA	Outbuilding Total								63,621

Acpt Land	176,300	Accepted Bldg	173,700	Total	350,000
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 05/01/2009
Sale Price 279,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10062P263
Reference 2 B10223P058
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992	100%		132,992
0.39	Acres-Rear Land 1-10	3,600.00	1,404	100%		1,404
Total Acres 0.62						Land Total 134,396

Dwelling Description

Replacement Cost New

Conventional	One Story	776 Sqft	Grade B 100	Base	85,916
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	762 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,655
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,824
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Heavy			Insulation	695
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Inadeq.	109,344
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
STYLE.....		None		97%	86%	100%
						Value Rcnld 91,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2002	720	C 100	53,424	Avq.	97%	100%	100%	51,821
Wood Deck	2002	216	B 100	2,323	Avq.	97%	100%	100%	2,253
Patio	2003	792	B 100	2,839	Avq.	97%	100%	100%	2,754
Wood Deck	2003	288	B 100	3,097	Avq.	97%	100%	100%	3,004
Open Frame Porch	2004	48	B 100	1,039	Avq.	97%	100%	100%	1,008
Wood Deck	2004	48	B 100	517	Avq.	97%	100%	100%	501
Wood Deck	2003	400	B 100	4,301	Avq.	97%	100%	100%	4,172
Frame Shed	2005	72	B 100	645	Avq.	97%	100%	100%	626
Frame Garage	2004								200
1,496 SFLA				----- S O U N D V A L U E -----					
						Outbuilding Total			66,339

Acpt Land	134,400	Accepted Bldg	157,600	Total	292,000
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Valuation Report

Account: 3042 Card: 1 of 1

Location: 21 OLD HERITAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/30/2003
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7484P213
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	216,000	145,179	100%		145,179
0.20	Acres-Rear Land 1-10	3,600.00	720	100%		720
Total Acres 0.50					Land Total	145,899

Dwelling Description

Replacement Cost New

Conventional	One Story	744 Sqft	Grade C 100	Base	65,150
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,937
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,833
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,916
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	72,062
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	100%	100%	59,811	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1960	144	C 100	1,210	Avq+	83%	100%	100%	1,004
ONE STORY FRAME	1960	204	C 100	10,567	Avq+	83%	100%	100%	8,771
Frame Shed	1960	192	C 100	1,344	Avq.	80%	100%	100%	1,075
Frame Shed	1960	54	D 100	302	Avq.	80%	100%	100%	242
948 SFLA									11,092
Outbuilding Total									11,092

Acpt Land 145,900 **Accepted Bldg** 70,900 **Total** 216,800

Valuation Report

Account: 491 Card: 1 of 1

Location: 73 CEDAR VILLAGE PLACE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 04/01/1999
Sale Price 184,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9580P271

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	24,000.00	17,307 100%		17,307
Total Acres 0.52				Land Total	17,307

Dwelling Description

Replacement Cost New

Contemporary	One Story	784 Sqft	Grade B 100	Base	86,546
Exterior	ALUM/VINYL	Masonry Trim	100Sqft	Trim	538
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,473
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	100,096
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	97%	100%	92,238	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1995	676	B 100	64,204	Avq.	95%	97%	100%	59,164
2 Story/BASEMENT	1995	240	B 100	26,880	Avq.	95%	97%	100%	24,770
1SFr Overhanq	1995	104	B 100	6,895	Avq.	95%	97%	100%	6,354
1 Story/BASEMENT	1995	48	B 100	3,784	Avq.	95%	97%	100%	3,487
ONE STORY FRAME	1995	10	B 100	664	Avq.	95%	97%	100%	612
Frame Bay Window	1995	44	B 100	2,918	Avq.	95%	97%	100%	2,689
Frame Garage	2015	286	B 100	5,125	Avq.	97%	100%	100%	4,971
2,146 SFLA									
Outbuilding Total									102,047

Acpt Land

17,300

Accepted Bldg

194,300

Total

211,600

Oakland
 Name: SOULE, DENNIS H. & LORNA, TRUSTEES

Valuation Report

07/15/2016

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Map/Lot: 013-062

Account: 1664 Card: 1 of 1

Location: CEDAR VILLAGE PLACE

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 11/01/1999
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 B6096P060

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.59	Acres-Rear Land 1-10	1,600.00	944	100%		944	
Total Acres 0.59				Land Total		944	
Acpt Land		900	Accepted Bldg		0	Total	900

Neighborhood 67 CAMP ROAD

Zoning/Use: RURAL.....
 Topography: LevelRolling
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B3592P5
 Reference 2: B8333P176
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.46	Acres-Rear Land 1-10	1,600.00	736	100%		736
Total Acres 1.46			Land Total			24,736

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	1,500 Sqft	Grade D 110	Base		130,757
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-13,860
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,692
Rooms	8	HEARTH	ONE HEARTH	HEARTH		739
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,218
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1970	0	TYPICAL	TYPICAL	Average		Typical			125,546
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		80%	94%	100%		94,411	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2007	290	C 100	4,200	Avq.	97%	100%	100%	4,074
Encl Frame Porch	1970	160	D 110	4,066	Avq.	80%	100%	100%	3,253
Wood Deck	1970	250	D 110	1,848	Avq.	80%	100%	100%	1,478
Frame Shed	1970	120	D 100	672	Avq.	85%	100%	100%	571
Frame Garage	1998	864	C 100	12,096	Avq.	96%	100%	100%	11,612
2,625 SFLA									20,988

Acpt Land 24,700 **Accepted Bldg** 115,400 **Total** 140,100

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/01/1997
 Sale Price 32,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6366P232
 Reference 2 TRUST DATED 11/9/00
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.78	Acres-Rear Land 1-10	3,200.00	2,496	100%		2,496
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.78					Land Total	53,696

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,092 Sqft	Grade B 105	Base	174,560
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,233
Rooms	7	HEARTHES	ONE HEARTH	HEARTHES	1,129
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,645
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	GOOD	GOOD	Average	Typical	188,567			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		96%	96% 100%	173,783			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1998	410	B 105	4,628	Avq.	96%	100%	100%	4,443
Open Frame Porch	1998	40	B 105	941	Avq.	96%	100%	100%	903
Frame Garage	1998	780	B 105	14,676	Avq.	96%	100%	100%	14,089
2,184 SFLA						Outbuilding Total			19,435
Acpt Land		53,700		Accepted Bldg		193,200		Total	246,900

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/1999
Sale Price 220,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1 B5988P279

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.74	Acres-Homesite (Fract)	48,000.00	41,291	100%		41,291	
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200	
Total Acres 0.74						Land Total	44,491

Dwelling Description

Replacement Cost New

Garrison	Two Story	864 Sqft	Grade B 100	Base	142,067
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	498 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,924
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,450
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	163,967
Functional Obsolescence						Value(Rcld)
None						
Economic Obsolescence						Value
None						
92%						146,324

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1990	132	B 100	14,784	Avq.	92%	97%	100%	13,193
Wood Deck	1990	314	B 100	3,377	Avq.	92%	100%	100%	3,107
3/4S AD/GAR.....	1990	660	B 100	43,464	Avq.	92%	100%	100%	39,987
ONE STORY FRAME	2001	170	B 100	11,271	Avq.	97%	97%	100%	10,605
2,162 SFLA									66,892
Outbuilding Total									66,892

Acpt Land 44,500 **Accepted Bldg** 213,200 **Total** 257,700

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/31/2008
 Sale Price 189,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9632P068
 Reference 2 B11722P334TC
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.21	Acres-Rear Land 1-10	3,200.00	672	100%		672
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.21					Land Total	51,872

Dwelling Description

Replacement Cost New

Contemporary Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	864 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	142,067 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	150,131
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	99%	100%
						132,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	24	B 100	609	Avq.	89%	100%	100%	542
1SFr Overhang	1985	72	B 100	4,774	Avq.	89%	99%	100%	4,207
Wood Deck	1985	356	B 100	3,828	Avq.	89%	100%	100%	3,407
Frame Garage	1985	784	B 100	14,049	Avq.	89%	100%	100%	12,504
Frame Shed	1985								100
----- S O U N D V A L U E -----									100
1,800 SFLA									20,760

Acpt Land 51,900 **Accepted Bldg** 153,000 **Total** 204,900

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4119P038
 Reference 2 B9473P311
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.11	Acres-Rear Land 1-10	3,200.00	352	100%		352
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.11					Land Total	51,552

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	900 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	146,410 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,064
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,677
Rooms	10	HEARTHES	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	Floor & Stairs			Attic	3,226
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,613
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	171,441
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	98%	100%	154,571	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	12	B 100	795	Avq.	92%	98%	100%	716
1SFr Overhang	1990	60	B 100	3,979	Avq.	92%	98%	100%	3,588
Frame Bay Window	1990	18	B 100	1,193	Avq.	92%	98%	100%	1,076
Open Frame Porch	1990	112	B 100	2,187	Avq.	92%	100%	100%	2,012
Wood Deck	1990	324	B 100	3,483	Avq.	92%	100%	100%	3,204
1.75 ST GARAGE..	1990	720	B 100	18,063	Avq.	92%	100%	100%	16,618
Frame Shed	1990	192	B 100	1,721	Avq.	90%	100%	100%	1,549
1,890 SFLA									28,763

Acpt Land	51,600	Accepted Bldg	183,300	Total	234,900
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Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3267P346

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.02	Acres-Rear Land 1-10	3,200.00	64	100%		64
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.02						Land Total 51,264

Dwelling Description

Replacement Cost New

Conventional	Two Story	832 Sqft	Grade C 110	Base	116,442
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	832 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,813
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,510
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,281
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	TYPICAL	TYPICAL	Above Average	Typical	139,666	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	99%	100%	125,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1987	140	C 110	9,486	Avq+	91%	99%	100%	8,546
Wood Deck	1987	192	C 110	1,774	Avq+	91%	100%	100%	1,614
Frame Garage	1987	528	C 110	8,131	Avq+	91%	100%	100%	7,399
Frame Shed	1987	120	C 100	840	Avq.	90%	100%	100%	756
Outbuilding Total									18,315

Acpt Land

51,300

Accepted Bldg

144,100

Total

195,400

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/1997
 Sale Price 209,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5320P333
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.00			Land Total			51,200

Dwelling Description

Replacement Cost New

Contemporary	Two Story	998 Sqft	Grade B 100	Base	155,130
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,295
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Good	Typical	174,865
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	91% 100%	149,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	12	B 100	795	Good	94%	91%	100%	680
Frame Bay Window	1990	22	B 100	1,459	Good	94%	91%	100%	1,248
Open Frame Porch	1990	36	B 100	825	Good	94%	100%	100%	775
Frame Garage	1990	572	B 100	10,251	Good	94%	100%	100%	9,636
Wood Deck	1990	940	B 100	10,107	Good	94%	100%	100%	9,501
1 Story/BASEMENT	1990	1204	B 100	94,933	Good	94%	91%	100%	81,206
Frame Shed	2005	200	B 100	1,792	Avq.	97%	100%	100%	1,738
Open Frame Porch	2005	196	B 100	3,692	Avq.	97%	100%	100%	3,581
Patio	2005	196	C 100	549	Avq.	97%	100%	100%	533
3,234 SFLA									
Outbuilding Total									108,898

Acpt Land	51,200	Accepted Bldg	258,500	Total	309,700
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Valuation Report

Account: 1255 Card: 1 of 1

Location: 83 HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/25/2010
 Sale Price: 339,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10514P123
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.23	Acres-Rear Land 1-10	3,200.00	736	100%		736
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.23						Land Total 51,936

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade B 100	Base	129,996
Exterior	ALUM/VINYL	Masonry Trim	144Sqft	Trim	774
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	691 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,383
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,769
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	9,677
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	GOOD	Good	Typical	162,975
Functional Obsolescence						Value(Rcnld)
None						148,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1988	252	B 100	26,554	Good	93%	98%	100%	24,201
Open Frame Porch	1988	180	B 100	3,405	Good	93%	100%	100%	3,167
Wood Deck	1988	359	B 100	3,860	Good	93%	100%	100%	3,590
3/4S AD/GAR.....	1988	780	B 100	51,367	Good	93%	100%	100%	47,771
Open Frame Porch	2008	247	B 100	4,606	Avq.	97%	100%	100%	4,468
Frame Shed	2008	168	B 100	1,505	Avq.	97%	100%	100%	1,460
1,953 SFLA									Outbuilding Total 84,657

Acpt Land 51,900 **Accepted Bldg** 233,200 **Total** 285,100

Oakland
 Name: CHRISTOPHER, ANTHONY J.

Valuation Report

07/15/2016

Page 1174

Map/Lot:

013-071

Account: 1256 Card: 1 of 1

Location:

HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/25/2010
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10514P123

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	3,200.00	736	75%	Topography	28,800
0.70	Acres-Rear Land 1-10	3,200.00	2,240	100%		2,240
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.70					Land Total	34,240

Acpt Land 34,200 **Accepted Bldg** 0 **Total** 34,200

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/21/2011
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10650P228
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000	
0.74	Acres-Rear Land 1-10	3,200.00	2,368	100%		2,368	
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200	
Total Acres 1.74						Land Total	53,568

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,025 Sqft	Grade C 115	Base	126,123
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	717 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,544
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,083
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,898
Attic	1/4 Finished			Attic	5,949
FirePlaces	1			Fireplace	2,415
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	154,012
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	99% 100%	131,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1980	192	C 115	1,855	Avq.	86%	100%	100%	1,595	
Wood Deck	1980	96	C 115	927	Avq.	86%	100%	100%	797	
Frame Garage	1980	576	C 100	8,064	Avq.	90%	100%	100%	7,258	
1,794 SFLA									Outbuilding Total	9,650

Acpt Land 53,600 **Accepted Bldg** 140,800 **Total** 194,400

Oakland
 Name: MARTIN, BRIAN

Valuation Report

07/15/2016

Page 1176

Map/Lot:

013-073

Account: 1455 Card: 1 of 1

Location:

HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2142P336

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	80%	Vacancy	38,400
0.32	Acres-Rear Land 1-10	3,200.00	1,024	100%		1,024
Total Acres 1.32					Land Total	39,424

Acpt Land	39,400	Accepted Bldg	0	Total	39,400
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Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/20/2015
 Sale Price 282,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12083P48

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.23	Acres-Rear Land 1-10	3,200.00	736	100%		736
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.23						Land Total 51,936

Dwelling Description

Replacement Cost New

Conventional	Two Story	896 Sqft	Grade C 110	Base	122,947
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	448 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,899
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	7,341
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Good	Typical	144,117
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	96% 100%	127,284
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 & 1/2 STORY FR	1985	336	B 100	28,962	Good	25,579
1.50 ST GARAGE..	1985	528	B 100	12,300	Good	11,316
Wood Deck	1985	228	C 110	2,107	Good	1,938
Frame Shed	2004	240	B 100	2,150	Avq.	2,086
Open Frame Porch	2006	100	B 100	1,971	Avq.	1,912
2,296 SFLA						
Outbuilding Total						42,831

Acpt Land 51,900 **Accepted Bldg** 170,100 **Total** 222,000

Oakland
 Name: TIERNAN, NANCY S.

Valuation Report

07/15/2016

Page 1178

Map/Lot: 013-075

Account: 1276 Card: 1 of 1

Location: 43 HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/08/2014
 Sale Price 267,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11682P268
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.20	Acres-Rear Land 1-10	3,200.00	640	100%		640
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.20						Land Total 51,840

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	899 Sqft	Grade B 105	Base	140,553
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,209
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,129
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,387
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,480
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	151,758
Functional Obsolescence						Value(Rcnld)
None						142,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1996	22	B 105	1,821	Avq.	95%	99%	100%	1,713
1.75 Story/BSMT	1996	150	B 105	16,596	Avq.	95%	99%	100%	15,608
1.50 ST GARAGE..	1996	552	B 105	13,502	Avq.	95%	100%	100%	12,827
Open Frame Porch	1996	160	B 105	3,199	Avq.	95%	100%	100%	3,039
Wood Deck	1998	300	C 100	2,520	Avq.	96%	100%	100%	2,419
Frame Garage	2005								500
1,857 SFLA				---- S O U N D V A L U E ----					
Outbuilding Total									36,106

Acpt Land 51,800 **Accepted Bldg** 178,800 **Total** 230,600

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1995
 Sale Price 230,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4934P196
 Reference 2 B9598P263
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	48,000.00	46,290	100%		46,290
Total Acres 0.93						46,290

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Conventional	Two Story	999 Sqft	Grade B 120	Base		190,024
Exterior	CLAPBOARD	Masonry Trim	184Sqft	Trim		1,187
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	600 Sqft, Grade B	Basement Gar	None	Fin Bsmt		12,902
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,562
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		6,451
Attic	None			Attic		0
FirePlaces	1			Fireplace		3,226
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	GOOD	TYPICAL	Above Average	Typical	221,352	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	97%	100%	195,387

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	98	B 120	7,797	Avq+	91%	97%	100%	6,882
Open Frame Porch	1987	161	B 110	3,371	Avq.	90%	100%	100%	3,034
2 Story/BASEMENT	1987	26	B 110	3,205	Avq.	90%	97%	100%	2,797
Wood Deck	1987	336	B 100	3,612	Avq.	90%	100%	100%	3,251
Swimming Pool	1987	648	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	2002								500
----- S O U N D V A L U E -----									500
2,148 SFLA									23,394

Acpt Land	46,300	Accepted Bldg	218,800	Total	265,100
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Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/08/2014
Sale Price 159,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B11664P032
Reference 2 B12108P307 JT
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.14	Acres-Rear Land 1-10	3,200.00	448	100%		448
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.14					Land Total	51,648

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 110	Base	100,938
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Heavy			Insulation	906
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Above Average	Typical	107,850			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	99%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1982	672	C 110	10,349	Avq+	89%	100%	100%	9,211
Encl Frame Porch	1982	144	C 110	4,589	Avq+	89%	100%	100%	4,084
Frame Shed	1982	120	C 110	924	Avq+	89%	100%	100%	822
1S AD/GAR.....	2013	576	B 100	54,706	Avq.	97%	99%	100%	52,534
1,752 SFLA						Outbuilding Total			66,651

Acpt Land 51,600 **Accepted Bldg** 161,700 **Total** 213,300

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/01/1995
Sale Price 109,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4918P253

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.78	Acres-Homesite (Fract)	48,000.00	42,392	100%		42,392	
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200	
Total Acres 0.78						Land Total	45,592

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	832 Sqft	Grade B 100	Base	126,464
Exterior	ALUM/VINYL	Masonry Trim	600Sqft	Trim	3,226
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,592
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,305
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	143,651
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		87%	98% 100%	122,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.5 Story/BSMT	1981	128	B 100	12,639	Avq.	87%	98%	100%	10,776
1.50 ST GARAGE..	1981	624	B 100	14,536	Avq.	87%	100%	100%	12,646
Frame Shed	1981	120	C 100	840	Avq.	87%	100%	100%	731
1 Story/BASEMENT	2000	396	B 100	31,224	Avq.	97%	98%	100%	29,681
Wood Deck	2000	368	C 100	3,091	Avq.	97%	100%	100%	2,998
Open Frame Porch	1981	32	B 100	753	Avq.	87%	100%	100%	655
2,044 SFLA									
Outbuilding Total									57,487

Acpt Land 45,600 **Accepted Bldg** 180,000 **Total** 225,600

Oakland
 Name: DECKER, CRYSTAL T.

Valuation Report

07/15/2016

Page 1182

Map/Lot:

013-079

Account: 1271 Card: 1 of 1

Location:

HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4412P244

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	3,200.00	3,200	75%	Topography	28,800
0.75	Acres-Rear Land 1-10	3,200.00	2,400	100%		2,400
Total Acres 1.75					Land Total	31,200

Acpt Land	31,200	Accepted Bldg	0	Total	31,200
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Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1992
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4231P075

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	48,000.00	46,040	100%		46,040
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 0.92			Land Total			49,240

Dwelling Description

Replacement Cost New

Contemporary Exterior	One & 3/4 Story CLAPBOARD	1,320 Sqft Masonry Trim	Grade B 110 None	Base Trim	202,333 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,014
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,277
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	219,720
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	94% 100%	194,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1993	824	B 110	59,692	Avq.	94%	100%	100%	56,110
1SFr Overhanq	1993	64	B 110	4,668	Avq.	94%	94%	100%	4,125
Frame Bay Window	1993	14	B 110	1,021	Avq.	94%	94%	100%	902
ONE STORY FRAME	1993	90	B 110	6,563	Avq.	94%	94%	100%	5,799
Open Frame Porch	1993	66	B 110	1,498	Avq.	94%	100%	100%	1,408
2 Story/BASEMENT	1993	12	B 110	1,478	Avq.	94%	94%	100%	1,306
Wood Deck	1993	750	B 110	8,870	Avq.	94%	100%	100%	8,338
2,502 SFLA									77,988

Acpt Land	49,200	Accepted Bldg	272,100	Total	321,300
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Oakland
 Name: SCHUTTE, ROGER W.

Valuation Report

07/15/2016

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Map/Lot:

013-081

Account: 1274 Card: 1 of 1

Location:

HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	03/01/1994
Sale Price	36,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4654P333

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	80%	Vacancy	38,400
0.14	Acres-Rear Land 1-10	3,200.00	448	100%	Vacancy	448
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.14					Land Total	42,048

Acpt Land	42,000	Accepted Bldg	0	Total	42,000
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Valuation Report

Account: 1262 Card: 1 of 1

Location: 56 HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/11/2009
Sale Price 198,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10146P296
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.28	Acres-Rear Land 1-10	3,200.00	896	100%		896
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.28						Land Total 52,096

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade B 100	Base	104,684
Exterior	CLAPBOARD	Masonry Trim	416Sqft	Trim	2,236
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,544
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,116
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	885
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	GOOD	TYPICAL	Good	Typical	126,691			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		93%	100% 100%	117,823			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1985	26	B 100	1,723	Avq.	89%	100%	100%	1,533
Open Frame Porch	1985	10	B 100	358	Avq.	89%	100%	100%	319
Wood Deck	1985	100	B 100	1,075	Avq.	89%	100%	100%	957
Frame Garage	1985	616	B 100	11,039	Avq.	89%	100%	100%	9,825
1,014 SFLA									
Outbuilding Total									12,634
Acpt Land		52,100		Accepted Bldg		130,500		Total	182,600

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1992
 Sale Price 22,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4223P312
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.10	Acres-Rear Land 1-10	3,200.00	320	100%		320
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.10						Land Total 51,520

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,136 Sqft	Grade B 110	Base	188,597
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,882
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	206,532
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	94% 100%	182,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1994	48	B 110	4,162	Avq.	94%	94%	100%	3,677
Frame Bay Window	1994	30	B 110	2,188	Avq.	94%	94%	100%	1,934
1 Story/BASEMENT	1994	184	B 110	15,959	Avq.	94%	94%	100%	14,101
Open Frame Porch	1994	170	B 110	3,548	Avq.	94%	100%	100%	3,335
1.50 ST GARAGE..	1996	672	B 110	17,220	Avq.	94%	100%	100%	16,187
Wood Deck	2002	350	B 100	3,763	Avq.	97%	100%	100%	3,650
Frame Shed	2010	240	B 100	2,150	Avq.	97%	100%	100%	2,086
Swimming Pool	2010	648	B 100	8,960	Avq.	97%	100%	100%	8,691
Patio	2010	432	B 100	1,548	Avq.	97%	100%	100%	1,502
2,534 SFLA									
Outbuilding Total									55,163

Acpt Land 51,500 **Accepted Bldg** 237,700 **Total** 289,200

Oakland
 Name: CHARETTE, RANDY

Valuation Report

07/15/2016

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Map/Lot:

013-084

Account: 1264 Card: 1 of 1

Location:

HERITAGE ROAD

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	04/01/1998
Sale Price	30,100
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5609P065

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	80%	Vacancy	38,400
0.10	Acres-Rear Land 1-10	3,200.00	320	100%		320
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.10					Land Total	41,920

Acpt Land	41,900	Accepted Bldg	0	Total	41,900
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Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/25/2014
Sale Price 290,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1 B11725P222
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.04	Acres-Rear Land 1-10	3,200.00	128	100%		128
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.04						Land Total 51,328

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,152 Sqft	Grade B 115	Base	199,345
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	8,357
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	9,892
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,091
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	220,685
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	94% 100%	199,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	204	B 115	4,410	Avq.	96%	100%	100%	4,234
Wood Deck	1998	192	B 100	2,065	Avq.	96%	100%	100%	1,982
ONE STORY FRAME	1998	30	B 115	2,288	Avq.	96%	94%	100%	2,064
1.5 Story/BSMT	1998	160	B 115	18,168	Avq.	96%	94%	100%	16,395
3/4S AD/GAR.....	1998	702	B 115	53,164	Avq.	96%	100%	100%	51,037
Open Frame Porch	1998	40	B 115	1,030	Avq.	96%	100%	100%	989
2,574 SFLA									Outbuilding Total 76,701

Acpt Land 51,300 **Accepted Bldg** 275,800 **Total** 327,100

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	04/23/2003
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7368P336

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	48,000.00	47,030	100%		47,030
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 0.96			Land Total			50,230

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,648 Sqft	Grade A 100	Base	193,339
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	330 Sqft, Grade A	Basement Gar	None	Fin Bsmt	7,392
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,497
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	218,652
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	92%	100%	193,113	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1997	600	A 100	84,000	Avq.	96%	92%	100%	74,189
Open Frame Porch	1997	85	A 100	2,128	Avq.	96%	100%	100%	2,043
1.50 ST GARAGE..	1997	602	A 100	17,531	Avq.	96%	100%	100%	16,830
2S Fr Overhang	1997	46	A 100	5,719	Avq.	96%	92%	100%	5,051
Wood Deck	1997	160	C 100	1,344	Avq.	96%	100%	100%	1,290
Encl Frame Porch	1997	128	A 100	5,958	Avq.	96%	100%	100%	5,720
2,940 SFLA									
Outbuilding Total									105,123

Acpt Land

50,200

Accepted Bldg

298,200

Total

348,400

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/26/2015
 Sale Price 150,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12025P139
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.29	Acres-Rear Land 1-10	3,200.00	928	100%		928
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.29						Land Total 52,128

Dwelling Description

Replacement Cost New

Conventional	Two Story	924 Sqft	Grade C 110	Base	128,309
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	554 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,532
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	140,999			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	99% 100%	120,047			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1980	650	C 110	10,010	Avq.	86%	100%	100%	8,609
Wood Deck	1980	168	C 110	1,553	Avq.	86%	100%	100%	1,336
1,848 SFLA						Outbuilding Total			9,945

Acpt Land 52,100 **Accepted Bldg** 130,000 **Total** 182,100

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/16/2004
 Sale Price 155,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7804P137

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.64	Acres-Rear Land 1-10	3,200.00	2,048	100%		2,048
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.64						Land Total 53,248

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,026 Sqft	Grade B 100	Base	150,836
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Evaporative	Heat	2,897
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	GOOD	Average	Typical	159,109			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	99% 100%	138,616			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Patio	2013	330	B 100	1,183	Avq.	97%	100%	100%	1,148
Wood Deck	1983	32	B 100	344	Avq.	88%	100%	100%	303
Frame Shed	1983	140	C 100	980	Avq.	90%	100%	100%	882
3/4S AD/GAR.....	1983	504	B 100	33,191	Avq.	88%	100%	100%	29,208
1,796 SFLA									31,541
Outbuilding Total									
Acpt Land		53,200	Accepted Bldg		170,200	Total			223,400

Oakland
 Name: LIBBY, PAUL E.

Valuation Report

07/15/2016

Page 1192

Map/Lot: 013-089

Account: 934 Card: 1 of 1

Location: 60 OXEN DRIVE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1995
 Sale Price 118,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4911P309

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.10	Acres-Rear Land 1-10	3,200.00	320	100%		320
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.10						Land Total 51,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	102,608
Exterior	ALUM/VINYL	Masonry Trim	40Sqft	Trim	185
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,643
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	TYPICAL	TYPICAL	Above Average	Typical	111,167	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		90%	98%	100%	98,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1985	768	C 110	15,375	Avq+	90%	100%	100%	13,838
Encl Frame Porch	1985	100	C 110	3,234	Avq+	90%	100%	100%	2,911
Open Frame Porch	1985	40	C 110	770	Avq+	90%	100%	100%	693
Wood Deck	1998	288	C 100	2,419	Avq.	96%	100%	100%	2,322
1 Story/BASEMENT	1998	396	C 110	26,832	Avq.	96%	98%	100%	25,244
Unfinished Attic	1998	396	C 110	1,219	Avq.	96%	100%	100%	1,170
1 Story/BASEMENT	1998	192	C 110	13,010	Avq.	96%	98%	100%	12,240
1,932 SFLA									Outbuilding Total 58,418

Acpt Land 51,500 **Accepted Bldg** 156,500 **Total** 208,000

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/03/2005
 Sale Price 146,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8696P136

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.55	Acres-Rear Land 1-10	3,200.00	1,760	100%		1,760
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.55						Land Total 52,960

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,056 Sqft	Grade C 105	Base	88,588
Exterior	ALUM/VINYL	Masonry Trim	176Sqft	Trim	776
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	633 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	10,775
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,732
Rooms	7	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	110,368
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	98,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1985	81	C 105	4,406	Avq.	89%	100%	100%	3,921
Wood Deck	2007	520	B 100	5,592	Avq.	97%	100%	100%	5,424
Frame Shed	1985	180	C 100	1,260	Avq.	89%	100%	100%	1,121
1,137 SFLA									10,466
Outbuilding Total									10,466

Acpt Land 53,000 **Accepted Bldg** 108,700 **Total** 161,700

Valuation Report

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1971P54
 Reference 2 B8130P153
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 12 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.75	Acres-Rear Land 1-10	2,000.00	3,500	100%		3,500
Total Acres 2.75						33,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,514 Sqft	Grade C 110	Base	123,841
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	757 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	12,138
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,104
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1967	0	TYPICAL	TYPICAL	Average	Typical	147,475			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
						115,031			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1967	200	C 110	3,234	Avq.	78%	100%	100%	2,523
1,514 SFLA							Outbuilding Total	2,523	

Acpt Land	33,500	Accepted Bldg	117,600	Total	151,100
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Valuation Report

Account: 866 Card: 1 of 1

Location: 23 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 07/27/2006
Sale Price: 134,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B9001P158
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.45	Acres-Rear Land 1-10	2,000.00	2,900	100%		2,900
Total Acres 2.45			Land Total			32,900

Dwelling Description

Replacement Cost New

Conventional	One Story	1,275 Sqft	Grade C 100	Base	97,860
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Refrig.A/C	Heat	0
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Floor & Stairs			Attic	3,570
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Good	Typical	108,150
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		78%	100% 100%	84,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1950	240	C 100	14,784	Good	78%	100%	100%	11,532
Carport/Canopy	1950	264	C 100	1,663	Good	78%	100%	100%	1,297
Frame Shed	1950	434	D 100	2,430	Avq-	60%	100%	100%	1,458
Open Frame Porch	2008	100	B 100	1,971	Avq.	97%	100%	100%	1,912
Wood Deck	2007	140	B 100	1,505	Avq.	97%	100%	100%	1,460
ONE STORY FRAME	2012	168	B 100	11,138	Avq.	97%	100%	100%	10,804
1,683 SFLA									28,463

Accpt Land 32,900 **Accepted Bldg** 112,800 **Total** 145,700

Oakland
 Name: MCLEAN, SHAWN M.

Valuation Report

07/15/2016

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Map/Lot: 013-093

Account: 2638 Card: 1 of 1

Location: 15 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use: RURAL.....
 Topography: LevelRolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/10/2015
 Sale Price: 198,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12039P206
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Garrison	Two Story	782 Sqft	Grade C 110	Base	111,360
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	650 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,010
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Above Average	Typical	132,539
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	99%	100%
						108,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1971	156	C 110	8,889	Avq+	83%	99%	100%	7,304
Frame Shed	1971	80	C 100	560	Avq-	78%	100%	100%	437
Frame Shed	1971	24	C 100	168	Avq-	78%	100%	100%	131
Open Frame Porch	1971	140	C 110	2,310	Avq+	83%	100%	100%	1,917
Wood Deck	1998	324	C 100	2,722	Avq.	96%	100%	100%	2,613
1 Story/BASEMENT	1998	144	C 110	9,758	Avq.	96%	99%	100%	9,274
1.50 ST GARAGE..	1998	576	C 110	11,532	Avq.	96%	100%	100%	11,071
Unfin Basement	1998	576	C 100	5,645	Avq.	96%	100%	100%	5,419
1,864 SFLA									38,166
						Outbuilding Total			

Acpt Land 30,600 **Accepted Bldg** 147,100 **Total** 177,700

Oakland
 Name: FULLING, THOMAS M.

Valuation Report

07/15/2016

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Map/Lot: 013-094

Account: 576 Card: 1 of 1

Location: 7 SNOW POND ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3658P51
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	640 Sqft	Grade C 100	Base		82,242
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,760
Rooms	7	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	88,362			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	70,690				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1970	220	C 100	13,552	Avg.	80%	100%	100%	10,842
1,340 SFLA						Outbuilding Total			10,842

Acpt Land 24,900 **Accepted Bldg** 81,500 **Total** 106,400

Oakland
 Name: FULLING, THOMAS M.

Valuation Report

07/15/2016

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Map/Lot:

013-095

Account: 1257 Card: 1 of 1

Location:

LIBBY HILL ROAD

Neighborhood 53 POND ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3690P54

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	600	50%	Restrictio	12,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 1.10					Land Total	14,200

Acpt Land	14,200	Accepted Bldg	0	Total	14,200
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Oakland
 Name: GRANT, MICHAEL L.

Valuation Report

07/15/2016

Page 1199

Map/Lot: 013-096

Account: 1258 Card: 1 of 1

Location: LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/01/1995
Sale Price	17,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4934P213

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	30,000.00	28,618	80%	Vacancy	22,895
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 0.91					Land Total	24,895

Acpt Land 24,900 **Accepted Bldg** 0 **Total** 24,900

Oakland
 Name: SULLIVAN, WILLIAM A.

Valuation Report

07/15/2016

Page 1200

Map/Lot: 013-097

Account: 560 Card: 1 of 1

Location: 101 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2178P28

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69			Land Total			24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,280 Sqft	Grade C 100	Base	98,168
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	99,848			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Value(Rcnld)						83,872			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	2001	128	C 100	1,932	Avq.	97%	100%	100%	1,874
Frame Shed	1970	300	D 100	1,680	Avq.	70%	100%	100%	1,176
1,280 SFLA									
Outbuilding Total						3,050			

Acpt Land 24,900 **Accepted Bldg** 86,900 **Total** 111,800

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/06/2015
Sale Price 156,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11973P121
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%	Vacancy	48,000
0.19	Acres-Rear Land 1-10	3,200.00	608	100%		608
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.19						Land Total 51,808

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	888 Sqft	Grade C 110	Base	113,992
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,212
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	GOOD	GOOD	Average	Typical	122,824			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	99% 100%	108,220			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	154	C 110	10,436	Avq.	89%	99%	100%	9,195
Open Frame Porch	1985	66	C 110	1,170	Avq.	89%	100%	100%	1,041
Frame Garage	1985	624	C 110	9,610	Avq.	89%	100%	100%	8,553
Wood Deck	2006	160	B 100	1,721	Avq.	97%	100%	100%	1,669
1,708 SFLA									
Outbuilding Total									20,458
Acpt Land		51,800		Accepted Bldg		128,700		Total	180,500

Oakland
 Name: GRENIER, DAVID A.

Valuation Report

07/15/2016

Page 1202

Map/Lot: 013-099

Account: 900 Card: 1 of 1

Location: 28 OXEN DRIVE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2897P261

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.41	Acres-Rear Land 1-10	3,200.00	1,312	100%		1,312
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.41						Land Total 52,512

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	888 Sqft	Grade B 90	Base	119,381
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	220 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,080
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	125,364
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	98% 100%	106,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1981	352	B 90	21,006	Avq.	87%	98%	100%	17,910
1 Story/BASEMENT	1981	144	B 90	10,219	Avq.	87%	98%	100%	8,713
Open Frame Porch	1981	48	B 90	935	Avq.	87%	100%	100%	813
1.75 ST GARAGE..	1995	704	B 90	15,896	Avq.	87%	80%	100%	11,064
Wood Deck	1981	168	B 90	1,625	Avq.	87%	100%	100%	1,414
2,050 SFLA									
Outbuilding Total									39,914

Acpt Land

52,500

Accepted Bldg

146,800 **Total**

199,300

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B8014P288
 Reference 2 B7016P073
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.20	Acres-Rear Land 1-10	3,200.00	640	100%		640
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.20					Land Total	51,840

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	900 Sqft Masonry Trim Roof Cover	Grade C 110 None Sheet Metal	Base Trim Roof		123,354 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,879
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		4,620
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	132,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	98% 100%	115,874

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	108	C 110	7,318	Avq.	89%	98%	100%	6,383
Open Frame Porch	1985	30	C 110	616	Avq.	89%	100%	100%	548
Wood Deck	2002	336	B 100	3,612	Avq.	97%	100%	100%	3,504
Frame Garage	1985	528	C 110	8,131	Avq.	89%	100%	100%	7,237
Frame Shed	1997	192	C 100	1,344	Avq.	96%	100%	100%	1,290
Jacuzzi #	2002	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2013	180	C 110	1,386	Avq.	97%	100%	100%	1,344
1,908 SFLA									23,701

Acpt Land	51,800	Accepted Bldg	139,600	Total	191,400
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Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/11/2015
Sale Price 242,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12008P38

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%	Excess Frt	48,000
0.22	Acres-Rear Land 1-10	3,200.00	704	100%		704
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.22						Land Total 51,904

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,406 Sqft	Grade B 100	Base	189,826
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,759
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,204
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	TYPICAL	TYPICAL	Average	Typical	207,315			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	94% 100%	173,440			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhanq	1986	21	B 100	1,393	Avq.	89%	94%	100%	1,166
Open Frame Porch	1986	16	B 100	466	Avq.	89%	100%	100%	415
ONE STORY FRAME	1986	24	B 100	1,592	Avq.	89%	94%	100%	1,332
Frame Bay Window	1986	30	B 100	1,989	Avq.	89%	94%	100%	1,664
Wood Deck	1986	80	B 100	860	Avq.	89%	100%	100%	765
Wood Deck	1986	117	B 100	1,259	Avq.	89%	100%	100%	1,121
Patio	1986	364	B 100	1,305	Avq.	89%	100%	100%	1,161
Frame Garage	1986	484	B 100	8,673	Avq.	89%	100%	100%	7,719
2,535 SFLA									Outbuilding Total 15,343

Acpt Land 51,900 **Accepted Bldg** 188,800 **Total** 240,700

Oakland
 Name: COVEY, BARBARA

Valuation Report

07/15/2016

Page 1205

Map/Lot: 013-102

Account: 1261 Card: 1 of 1

Location: 46 OXEN DRIVE

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1994
 Sale Price 170,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4723P252

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.29	Acres-Rear Land 1-10	3,200.00	928	100%		928
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.29						Land Total 52,128

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,323 Sqft	Grade B 100	Base	180,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,301
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	8,602
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	199,255
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	93% 100%	166,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1987	288	B 100	30,346	Avq.	90%	93%	100%	25,399
Wood Deck	1987	180	B 100	1,935	Avq.	90%	100%	100%	1,742
3/4S AD/GAR.....	1987	624	B 100	41,094	Avq.	90%	100%	100%	36,985
2,819 SFLA									Outbuilding Total 64,126

Acpt Land 52,100 **Accepted Bldg** 230,900 **Total** 283,000

Oakland
 Name: DEXTER, THOMAS A.

Valuation Report

07/15/2016

Page 1206

Map/Lot: 013-103

Account: 2944 Card: 1 of 1

Location: 39 OXEN DRIVE

Neighborhood 48 LIBBY HILL.....

Zoning/Use: RURAL.....
 Topography: RollingBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3901P337
 Reference 2: B11448P161 B11482P060
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.86	Acres-Homesite (Fract)	48,000.00	44,513	100%		44,513	
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200	
Total Acres 0.86						Land Total	47,713

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	768 Sqft	Grade C 110	Base	104,661
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	648 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,072
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTHES	ONE HEARTH	HEARTHES	924
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	120,201
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	95%	100%
						Value Rcnld
						101,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1985	32	C 100	269	Avq.	89%	100%	100%	239	
Wood Deck	1985	140	C 100	1,176	Avq.	89%	100%	100%	1,047	
Frame Shed	1985	96	D 100	538	Avq.	89%	100%	100%	479	
ONE STORY FRAME	1998	168	C 110	9,573	Avq.	96%	95%	100%	8,731	
Wood Deck	1998	408	C 100	3,427	Avq.	96%	100%	100%	3,290	
TWO STORY FRAME	1998	90	C 110	7,692	Avq.	96%	95%	100%	7,015	
Frame Garage	1998	640	C 110	9,856	Avq.	96%	90%	100%	8,516	
ONE STORY FRAME	1998	708	C 110	40,342	Avq.	96%	95%	100%	36,792	
Open Frame Porch	2002	320	B 100	5,914	Avq.	97%	100%	100%	5,737	
Wood Deck	2002	176	B 100	1,893	Avq.	97%	100%	100%	1,836	
2,400 SFLA									Outbuilding Total	73,682

Acpt Land 47,700 **Accepted Bldg** 175,300 **Total** 223,000

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1999
Sale Price 158,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6058P010
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.00						51,200
						Land Total

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	832 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	135,497 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,752
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,248
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	9,677
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	163,862
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	95%	100%	138,545	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2011	120	B 100	11,935	Avq.	89%	95%	100%	10,091
Wood Deck	2011	448	B 100	4,817	Avq.	89%	100%	100%	4,287
Open Frame Porch	2011	204	B 100	3,835	Avq.	89%	100%	100%	3,413
1S AD/GAR.....	2011	576	B 100	54,706	Avq.	89%	95%	100%	46,254
1.50 ST SHED....	1997	384	C 100	3,494	Avq.	96%	100%	100%	3,354
Open Frame Porch	2011	52	B 100	1,112	Avq.	97%	100%	100%	1,079
Frame Shed	2011	60	B 100	538	Avq.	97%	100%	100%	522
2,480 SFLA									69,000
									Outbuilding Total

Acpt Land	51,200	Accepted Bldg	207,500	Total	258,700
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Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1992
 Sale Price 134,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4121P129

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.21	Acres-Rear Land 1-10	3,200.00	672	100%		672
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.21						51,872

Dwelling Description

Replacement Cost New

Conventional	Two Story	864 Sqft	Grade B 90	Base	125,353
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	430 Sqft, Grade B	Basement Gar	None	Fin Bsmt	6,935
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,905
Rooms	10	HEARTH	ONE HEARTH	HEARTH	968
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,935
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,419
Insulation	Heavy			Insulation	1,393
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	143,908
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	99% 100%	126,797
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	1985	120	B 90	7,161	Avq.	6,309
Open Frame Porch	1985	24	B 90	549	Avq.	489
Frame Garage	1985	624	B 90	10,063	Avq.	8,956
Open Frame Porch	2002	200	B 100	3,763	Avq.	3,650
Wood Deck	2002	64	B 100	689	Avq.	668
1,848 SFLA						20,072

Acpt Land 51,900 **Accepted Bldg** 146,900 **Total** 198,800

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1994
Sale Price 134,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B4780P229

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.10	Acres-Rear Land 1-10	3,200.00	320	100%		320
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.10						Land Total 51,520

Dwelling Description

Replacement Cost New

Garrison	Two Story	832 Sqft	Grade C 110	Base	116,442
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	499 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,685
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,510
Rooms	11	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Good	Typical	134,181
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	95% 100%	117,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1985	288	C 110	24,438	Good	92%	95%	100%	21,359
Frame Shed	2001	96	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	1985	64	C 110	591	Good	92%	100%	100%	544
1.50 ST GARAGE..	1985	576	C 110	11,532	Good	92%	100%	100%	10,609
Swimming Pool	2002	512	C 100	7,000	Avq.	97%	100%	100%	6,790
Patio	2002	400	C 100	1,120	Avq.	97%	100%	100%	1,086
ONE STORY FRAME	2007	266	C 110	15,156	Avq.	97%	95%	100%	13,966
2,362 SFLA									Outbuilding Total 55,006

Acpt Land 51,500 **Accepted Bldg** 172,300 **Total** 223,800

Oakland
 Name: OXTON, IDA L.

Valuation Report

07/15/2016

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Map/Lot: 013-107

Account: 1736 Card: 1 of 1

Location: 13 OXEN DRIVE

Neighborhood 48 LIBBY HILL.....

Zoning/Use: RURAL.....
 Topography: RollingBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B5128P110

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000	
0.39	Acres-Rear Land 1-10	3,200.00	1,248	100%		1,248	
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200	
Total Acres 1.39						Land Total	52,448

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	82,921
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	72,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1984	288	C 100	4,032	Avq.	88%	100%	100%	3,548	
Wood Deck	1984	240	C 100	2,016	Avq.	88%	100%	100%	1,774	
Frame Shed	1984								200	
----- S O U N D V A L U E -----									200	
960 SFLA									Outbuilding Total	5,522

Acpt Land 52,400 **Accepted Bldg** 78,500 **Total** 130,900

Neighborhood 5 SUMMER STREET...

Zoning/Use SUBURBAN.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/2001
Sale Price 84,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6473P001
Reference 2 B8891P209
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
1.00	Acres-Rear Land 1-10	1,500.00	1,500	100%		1,500
1.00	# -COMMON AREA	2,250.00	2,250	100%		2,250
Total Acres 2.00						Land Total 35,570

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	Two Story CLAPBOARD 2 OTHER Units-0	925 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	122,576 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,079
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	13	HEARTHES	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,174
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,719
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	1940	TYPICAL	TYPICAL	Below Average	Typical	121,952			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	83%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	357	C 105	19,417	Avq-	60%	83%	100%	9,670
Frame Shed	1800	820	C 105	6,027	Avq-	60%	97%	100%	3,508
Open Frame Porch	1800	168	C 105	2,617	Avq-	60%	97%	100%	1,523
Open Frame Porch	1800	40	C 105	735	Avq-	60%	97%	100%	428
ONE STORY FRAME	1800	645	C 105	35,081	Avq-	60%	83%	100%	17,471
2,852 SFLA						Outbuilding Total			32,600
Acpt Land		35,600		Accepted Bldg		93,300		Total	128,900

Name: HAAS, SANDRA G.

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*MICHAEL A. TUCK, TRUSTEES

Map/Lot:

013-109

Account: 1245 Card: 1 of 1

Location:

83 LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/21/2005
 Sale Price 160,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B9107P175
 Reference 2 12107P170 TC
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.22	Acres-Frontage 1	5,000.00	6,100	100%		6,100
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 2.22					Land Total	38,100

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story COMPOSITION 1 OTHER Units-0	768 Sqft Masonry Trim Roof Cover	Grade C 100 112Sqft Asphalt Shingles	Base Trim Roof	93,280 470 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,226
Fin. Basement Area	588 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,232
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	10	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1970	TYPICAL	TYPICAL	Average	Typical	113,828
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	93%	100%	68,809	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1880	253	C 100	3,542	Avq.	65%	100%	100%	2,302
ONE STORY FRAME	1880	288	C 100	14,918	Avq.	65%	93%	100%	9,018
Open Frame Porch	1880	24	C 100	476	Avq.	65%	100%	100%	309
Wood Deck	1999	152	C 100	1,277	Avq.	97%	100%	100%	1,239
2 Story/BASEMENT	1880	588	C 100	51,450	Avq.	65%	93%	100%	31,102
Frame Garage	2006	352	B 100	6,308	Avq.	97%	100%	100%	6,119
Encl Frame Porch	2003	168	B 100	6,201	Avq.	97%	100%	100%	6,015
Frame Shed	2006	288	B 100	2,580	Avq.	97%	100%	100%	2,503
2,808 SFLA	Outbuilding Total								58,607

Acpt Land

38,100

Accepted Bldg

127,400

Total

165,500

Oakland
 Name: POULIN, ROBERT R.

Valuation Report

07/15/2016

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Map/Lot:

013-109-1

Account: 4319 Card: 1 of 1

Location:

LIBBY HILL ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/01/2013
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11374P226

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%		24,000
2.58	Acres-Frontage 1	5,000.00	12,900	100%		12,900
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 3.58					Land Total	38,900

Acpt Land 38,900 **Accepted Bldg** 0 **Total** 38,900

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2571P195
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 26 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.44	Acres-Rear Land 1-10	2,000.00	880	100%		880
Total Acres 1.44			Land Total			30,880

Dwelling Description

Replacement Cost New

Ranch	One Story	926 Sqft	Grade C 100	Base	72,544
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,344
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,282
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	78,270
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	60,268	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1960	154	C 100	9,486	Avq.	74%	100%	100%	7,020
Frame Garage	1960	540	C 100	7,560	Avq.	74%	100%	100%	5,594
Frame Shed	1960	308	C 100	2,156	Avq.	74%	100%	100%	1,595
1,080 SFLA									14,209
Outbuilding Total									14,209

Acpt Land	30,900	Accepted Bldg	74,500	Total	105,400
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Oakland
 Name: MAYBERRY, DAVID E.

Valuation Report

07/15/2016

Page 1215

Map/Lot:

013-111

Account: 1486 Card: 1 of 1

Location:

HERITAGE ROAD

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4955P077

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	30,000.00	22,450	80%	Vacancy	17,960
Total Acres 0.56					Land Total	17,960
Acpt Land		18,000	Accepted Bldg		0	Total
						18,000

Valuation Report

Neighborhood 48 LIBBY HILL.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2948P1

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.17	Acres-Rear Land 1-10	3,200.00	544	100%		544
Total Acres 1.17			Land Total			48,544

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade B 100	Base	142,504
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,254
Rooms	9	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	159,585
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	94% 100%	133,509

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1985	728	B 100	35,876	Avq+	90%	100%	100%	32,288
1.5 Story/BSMT	1985	288	B 100	28,437	Avq.	89%	94%	100%	23,790
Open Frame Porch	1985	64	B 100	1,326	Avq.	89%	100%	100%	1,180
ONE STORY FRAME	2007	432	B 110	31,507	Avq.	97%	94%	100%	28,728
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Encl Frame Porch	2007	288	B 110	11,551	Avq.	97%	100%	100%	11,204
Wood Deck	2007	44	B 100	473	Avq.	97%	100%	100%	459
2,530 SFLA									99,652

Acpt Land	48,500	Accepted Bldg	233,200	Total	281,700
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Neighborhood 5 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3277P308

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	30,000.00	16,703	100%		16,703
Total Acres 0.31						16,703

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,458 Sqft	Grade C 90	Base		121,301
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement		-8,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,850
Rooms	11	HEARTH	ONE HEARTH			
Bedrooms	7	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,780
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-2,756
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1880	0	TYPICAL	TYPICAL	Below Average	Inadeq.	118,449			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
LAYOUT.....		None		60%	78%	100%	55,434		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1880	252	C 90	11,749	Avq-	60%	78%	100%	5,498
ONE STORY FRAME	1880	144	C 90	6,713	Avq-	60%	78%	100%	3,142
Frame Shed	1880	168	D 100	941	Avq-	60%	100%	100%	565
Wood Deck	1980	312	D 100	2,097	Avq-	84%	100%	100%	1,761
Wood Deck	1985	96	C 90	725	Avq-	60%	100%	100%	435
Encl Frame Porch	1880	32	C 90	932	Avq-	60%	100%	100%	559
2,583 SFLA							Outbuilding Total		11,960
Acpt Land		16,700		Accepted Bldg		67,400		Total	84,100

Neighborhood 5 SUMMER STREET...

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B4420P115

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 25 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
2.79	Acres-Rear Land 1-10	2,000.00	5,580	100%		5,580
Total Acres 4.79			Land Total			40,580

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,200 Sqft	Grade C 100	Base	142,657
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-5,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-6,300
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	Floor & Stairs			Attic	3,360
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,680
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Fair	Typical	136,357
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Overbuilt		None		50%	73%	100%
						49,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1850	1080	C 100	94,500	Fair	50%	73%	100%	34,493
Frame Bay Window	1850	28	C 100	1,450	Fair	50%	73%	100%	529
Encl Frame Porch	1850	96	C 100	2,828	Fair	50%	90%	100%	1,273
Open Frame Porch	1850	72	C 100	1,148	Fair	50%	90%	100%	517
Wood Deck	1850	90	C 100	756	Fair	50%	90%	100%	340
Wood Deck	1997	100	C 100	840	Avq.	96%	100%	100%	806
Frame Garage	1895	904	C 100	12,656	Fair	50%	90%	100%	5,695
Frame Shed	1895	154	D 100	862	Fair	50%	50%	100%	216
Frame Shed	1850			----- S O U N D V A L U E -----					100
4,588 SFLA	Outbuilding Total								43,969

Acpt Land

40,600

Accepted Bldg

93,700

Total

134,300

Valuation Report

Map/Lot: 013-115

Account: 682 Card: 1 of 1

Location: 15 OLD HERITAGE PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/01/1998
 Sale Price 49,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5671P080
 Reference 2 B12107P150 JT
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.32	Acres-Rear Land 1-10	3,600.00	1,152	100%		1,152
Total Acres 0.82					Land Total	172,988

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	960 Sqft	Grade B 100	Base	130,551
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,542
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	139,394
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	100% 100%	133,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1982	146	C 100	1,022	Avq.	87%	100%	100%	889
Wood Deck	1998	190	B 100	2,043	Avq.	96%	100%	100%	1,961
1 Story/BASEMENT	1998	45	B 100	3,548	Avq.	96%	100%	100%	3,406
Open Frame Porch	1999	160	B 100	3,046	Avq.	96%	100%	100%	2,924
1,485 SFLA									
Outbuilding Total									9,180

Acpt Land 173,000 **Accepted Bldg** 143,000 **Total** 316,000

Oakland
 Name: SWETT, LOWELL E.

Valuation Report

07/15/2016

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Map/Lot: 013-116

Account: 572 Card: 1 of 1

Location: 28 SWETT PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1231P180
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171.836 100%		171,836
0.29	Acres-Rear Land 1-10	3,600.00	1.044 100%		1,044
Total Acres 0.79			Land Total		172,880

Dwelling Description

Replacement Cost New

Other	One Story	672 Sqft	Grade D 110	Base	50,758
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,277
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	11,359
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	51,147
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	100%	100%	42,452	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1970	240	D 110	1,774	Avq+	83%	100%	100%	1,472
Frame Shed	1970	80	C 100	560	Avq.	90%	100%	100%	504
Frame Garage	1970								200
672 SFLA				----- S O U N D V A L U E -----					200
								Outbuilding Total	2,176

Acpt Land 172,900 **Accepted Bldg** 44,600 **Total** 217,500

Oakland
 Name: BURGER, BRENT A.

Valuation Report

07/15/2016

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Map/Lot: 013-117

Account: 574 Card: 1 of 1

Location: 38 SWETT PLACE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/31/2011
 Sale Price 279,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10823P219
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	216,000	172,963 100%		172,962
0.29	Acres-Rear Land 1-10	3,600.00	1,044 100%		1,044
Total Acres 0.80			Land Total		174,006

Dwelling Description

Replacement Cost New

Other	One Story	893 Sqft	Grade C 100	Base	74,329
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,001
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	70,043
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	64,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2004	384	C 100	19,891	Avq.	97%	100%	100%	19,294
Frame Shed	1990								200
Wood Deck	2012	245	B 100	2,635	Avq.	97%	100%	100%	2,556
1,277 SFLA									
Outbuilding Total									22,050

Acpt Land 174,000 **Accepted Bldg** 86,500 **Total** 260,500

Valuation Report

Map/Lot: 013-118

Account: 693 Card: 1 of 1

Location: 41 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/18/2013
 Sale Price 133,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11516P098

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	30,000.00	28,461	90%	Corner/Loc	25,614
Total Acres 0.45						25,614

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
WAREHOUSE WD....	1999	2520	C 100	64.068	Ava.	97%	70%	100%	43.502
WAREHOUSE WD....	2000	3024	C 100	76.882	Ava.	97%	70%	100%	52.203
WAREHOUSE WD....	2001	2520	C 100	64.068	Ava.	97%	70%	100%	43.502
CANOPY.....	2001	480	C 100	8.064	Ava.	97%	40%	100%	3.129
Outbuilding Total									142.336

Acpt Land	25,600	Accepted Bldg	142,300	Total	167,900
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Valuation Report

Map/Lot: 013-119

Account: 507 Card: 1 of 1

Location: 45 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5452P041
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data
 Sale Date 09/01/1997
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	28,775 90%		25,897
Total Acres 0.46				Land Total	25,897

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	462 Sqft	Grade D 110	Base	51,926
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,708
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,503
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	1999	GOOD	GOOD	Above Average	Typical	51,721			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Location		70%	92%	95%	31,643		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1840	364	D 110	16,591	Avq+	70%	92%	95%	10,150
ONE STORY FRAME	1840	208	D 110	9,482	Avq+	70%	100%	95%	6,305
Frame Shed	1840	456	D 100	2,554	Avq.	65%	100%	95%	1,577
Unfinished Attic	1840	364	D 100	815	Avq.	65%	100%	95%	503
Wood Deck	2000	264	D 100	1,774	Avq.	97%	100%	95%	1,635
Wood Deck	2009	80	C 100	672	Avq.	97%	100%	95%	619
1,265 SFLA									20,789
Acpt Land		25,900		Accepted Bldg		52,400		Total	78,300

Oakland
 Name: CLARKE, CHARLES M.

Valuation Report

07/15/2016

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Map/Lot: 013-120

Account: 2625 Card: 1 of 1

Location: 51 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2246P40
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	30,000.00	22,045	100%		22,045
Total Acres 0.27			Land Total			22,045

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	675 Sqft	Grade C 100	Base	85,260
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,835
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,910
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	87,855			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	97%	100%	55,393				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1900	225	C 100	11,655	Avq.	65%	100%	100%	7,576
Frame Garage	1960	720	C 100	10,080	Avq.	75%	100%	100%	7,560
Wood Deck	1985	390	C 100	3,276	Avq.	65%	100%	100%	2,129
1,406 SFLA									
Outbuilding Total								17,265	

Acpt Land	22,000	Accepted Bldg	72,700	Total	94,700
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Oakland
 Name: IRWIN, JOHN H.

Valuation Report

07/15/2016

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Map/Lot: 013-121

Account: 2850 Card: 1 of 1

Location: 57 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/22/2005
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B8748P097

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.37	Acres-Homesite (Fract)	30,000.00	25,807	100%		25,807	
Total Acres 0.37				Land Total		25,807	
Acpt Land		25,800	Accepted Bldg		0	Total	25,800

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 10/20/2014
 Sale Price 349,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11828P094 JT
 Reference 2
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	216,000	214,565	100%		214,565
Total Acres 0.98						214,565

Dwelling Description

Replacement Cost New

Ranch	One Story	1,140 Sqft	Grade B 100	Base	126,078
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1026 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,386
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,595
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	GOOD	GOOD	Good	Typical	159,348
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						132,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1962	484	C 100	6,776	Avq+	79%	100%	100%	5,353
Open Frame Porch	1962	48	B 100	1,039	Good	83%	100%	100%	862
Encl Frame Porch	1962	96	B 100	3,620	Good	83%	100%	100%	3,005
Open Frame Porch	1962	18	B 100	501	Good	83%	100%	100%	416
Frame Shed	1994	96	C 100	672	Avq+	97%	100%	100%	652
Open Frame Porch	1962	114	B 100	2,222	Good	83%	100%	100%	1,844
Wood Deck	2009	100	B 100	1,075	Avq.	97%	100%	100%	1,043
1,140 SFLA						Outbuilding Total			13,175

Acpt Land	214,600	Accepted Bldg	145,400	Total	360,000
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled Well
Street Private

Reference 1 B3725P054
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	216,000	203,119	120%	Size/Shape	243,742
Total Acres 0.83						243,742

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,152 Sqft	Grade C 110	Base	109,243
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	921 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,183
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,122
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	924
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Good	Typical	133,478
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						114,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	672	C 100	9,408	Avq+	90%	100%	100%	8,467
Wood Deck	2004	402	B 100	4,322	Avq.	97%	100%	100%	4,192
Wood Deck	2004	224	B 100	2,408	Avq.	97%	100%	100%	2,336
Jacuzzi #	2003	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Wood Deck	2006	50	B 100	538	Avq.	97%	100%	100%	522
Wood Deck	2006	180	B 100	1,935	Avq.	97%	100%	100%	1,877
ONE STORY FRAME	2006	336	B 100	22,278	Avq.	97%	100%	100%	21,610
1,488 SFLA						Outbuilding Total			42,399

Acpt Land	243,700	Accepted Bldg	157,200	Total	400,900
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 07/30/2008
Sale Price 210,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B9846P031 & 33
Reference 2 B9886P169
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	216,000	152,755	100%		152,755
Total Acres 0.35						152,755

Dwelling Description

Replacement Cost New

Ranch	One Story	810 Sqft	Grade C 100	Base	69,216
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	769 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,766
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,996
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	87,018
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	95%	100%
						66,960

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1972	192	C 100	1,344	Avq.	85%	100%	100%	1,142
1SFr Overhang	1972	30	C 100	1,554	Avq.	81%	95%	100%	1,196
Open Frame Porch	1972	600	C 100	8,540	Avq.	81%	100%	100%	6,917
840 SFLA									9,255
						Outbuilding Total			9,255

Acpt Land 152,800 **Accepted Bldg** 76,200 **Total** 229,000

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/26/2003
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7656P103

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	216,000	158,309	100%		158,309
Total Acres 0.39						158,309

Dwelling Description

Replacement Cost New

Conventional	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	842 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,788
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	9	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	95,272
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						77,170

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	360	D 100	14,918	Avq.	81%	100%	100%	12,084
ONE STORY FRAME	1972	120	C 100	6,216	Avq.	81%	100%	100%	5,035
ONE STORY FRAME	1972	44	C 100	2,279	Avq.	81%	100%	100%	1,846
Open Frame Porch	1972	648	C 100	9,212	Avq.	81%	100%	100%	7,462
Patio	1972	324	C 100	907	Avq.	81%	100%	100%	735
Frame Shed	2009								200
----- S O U N D V A L U E -----									200
1,460 SFLA									27,362

Acpt Land 158,300 **Accepted Bldg** 104,500 **Total** 262,800

Oakland
 Name: COPELAND, THOMAS A.

Valuation Report

07/15/2016

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Map/Lot: 013-125-1

Account: 1577 Card: 1 of 1

Location: WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 09/26/2003
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Validity

Reference 1 B7656P103

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Rear Land 1-10	3,600.00	540	100%		540
Total Acres 0.15					Land Total	540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1972	720	C 100	10.080	Ava.	81%	100%	100%	8,165
Outbuilding Total									8,165

Acpt Land	500	Accepted Bldg	8,200	Total	8,700
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9265P258
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Sale Data
Sale Date 03/01/2007
Sale Price 381,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	216,000	158,309	100%		158,309
Total Acres 0.39				Land Total		158,309

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,096
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Good	Typical	96,007
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	99%	100%
						82,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1972	288	C 100	2,016	Good	87%	100%	100%	1,754	
Wood Deck	1996	120	C 100	1,008	Good	87%	100%	100%	877	
2 Story/BASEMENT	1972	228	C 100	19,950	Avq+	84%	99%	100%	16,590	
ONE STORY FRAME	1996	500	C 100	25,900	Avq.	95%	99%	100%	24,359	
Open Frame Porch	1972	272	C 100	3,948	Good	87%	100%	100%	3,435	
Open Frame Porch	1972	432	C 100	6,188	Good	87%	100%	100%	5,384	
2S Frame Garage	1972	448	C 100	9,408	Good	87%	100%	100%	8,185	
Wood Deck	1972	72	C 100	605	Good	87%	100%	100%	526	
Unfin Basement	1972	144	C 100	1,411	Good	87%	100%	100%	1,228	
Jacuzzi #	1972	1	C 100	3,500	Good	87%	100%	100%	3,045	
1,820 SFLA									Outbuilding Total	65,383

Acpt Land	158,300	Accepted Bldg	148,100	Total	306,400
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Oakland
 Name: CROSS, WAYNE A.

Valuation Report

07/15/2016

Page 1232

Map/Lot: 013-126

Account: 177 Card: 2 of 2

Location: 312 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 03/01/2007
 Sale Price 381,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4846P004

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Carport/Canopy	1996	132	C 100	832	Ava.	95%	100%	100%	790	
Wood Deck	1998	32	C 100	269	Ava.	96%	100%	100%	258	
1S AD/GAR.....	2008	880	C 110	71,826	Ava.	97%	100%	100%	69,671	
1 Stovr/BASEMENT	2005	72	C 100	4,435	Ava.	97%	100%	100%	4,302	
2,772 SFLA										
Acpt Land						0	Accepted Bldg		75,000	Total
									75,000	

Oakland
Name: CROSS, WAYNE A.

Valuation Report

07/15/2016

Page 1233

Map/Lot:

013-126

Account: 177

Location:

312 WILLEY POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	158,300	148,100	306,400	158,300	148,100	306,400
2	0	75,000	75,000	0	75,000	75,000
TOTAL	158,300	223,100	381,400	158,300	223,100	381,400

Valuation Report

Map/Lot: 013-127

Account: 1782 Card: 1 of 1

Location: 316 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6012P076
 Reference 2 B10517P151
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 07/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.08	Acres-Rear Land 1-10	3,600.00	288	100%		288
Total Acres 0.46						Land Total 157,246

Dwelling Description

Replacement Cost New

Other	One Story	840 Sqft	Grade D 100	Base	56,851
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	420 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,880
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-941
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	GOOD	Average	Typical	61,790
Functional Obsolescence						Value(Rcnld)
None						45,107

Economic Obsolescence		Phys. %		Func. %		Econ. %		Value Rcnld
None		73%		100%		100%		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	2000	240	C 100	6,860	Avq.	97%	100%	100%
Patio	1999	272	C 100	762	Avq.	97%	100%	100%
Open Frame Porch	2000	40	C 100	700	Avq.	97%	100%	100%
Wood Deck	2000	140	C 100	1,176	Avq.	97%	100%	100%
Frame Shed	2004	100	C 100	700	Avq.	97%	100%	100%
840 SFLA								Outbuilding Total 9,892

Acpt Land 157,200 **Accepted Bldg** 55,000 **Total** 212,200

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3505P167
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.35	Acres-Rear Land 1-10	3,600.00	1,260	100%		1,260
Total Acres 1.10			Land Total			197,697

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,268 Sqft	Grade A 100	Base	155,886
Exterior	ALUM/VINYL	Masonry Trim	468Sqft	Trim	3,145
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade A	Basement Gar	None	Fin Bsmt	4,480
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,999
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	16,128
Attic	1/2 Finished			Attic	17,002
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	1,420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	206,420
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	98%	100%	192,177	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1995	672	A 100	15,053	Avq.	95%	100%	100%	14,300
1 Story/BASEMENT	1995	364	A 100	35,876	Avq.	95%	98%	100%	33,400
ONE STORY FRAME	1995	255	A 100	21,134	Avq.	95%	98%	100%	19,675
Wood Deck	1995	820	A 100	11,021	Avq.	95%	100%	100%	10,470
Patio	1995	820	A 100	3,674	Avq.	95%	100%	100%	3,490
Frame Garage	1999	1176	B 100	21,074	Avq.	97%	100%	100%	20,442
Frame Garage	2012	616	C 100	8,624	Avq.	97%	100%	100%	8,365
1,887 SFLA									
Outbuilding Total									110,142

Acpt Land	197,700	Accepted Bldg	302,300	Total	500,000
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9017P168
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 08/08/2006
 Sale Price 341,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	216,000	155,582	100%		155,582
0.10	Acres-Homesite (Fract)	216,000	101,031	25%	Size/Shape	25,258
Total Acres 0.47					Land Total	180,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 105	Base	97,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1076 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,817
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,528
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	GOOD	GOOD	Good	Typical	117,870
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	1990	140	B 100	1,505	Avg.	92%
1,196 SFLA						100%
Outbuilding Total						1,385

Acpt Land 180,800 **Accepted Bldg** 99,200 **Total** 280,000

Oakland
 Name: VEILLEUX, DANIEL A.

Valuation Report

07/15/2016

Page 1237

Map/Lot: 013-129

Account: 952 Card: 2 of 2

Location: 323 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/08/2006
 Sale Price 341,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9017P168

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1/2S AD/GAR.....	1962	104	C 100	4.004	Same	83%	100%	100%	3,323
1/2S AD/GAR.....	1962	104	C 100	4.004	Same	83%	100%	100%	3,323
Carport/Canopy	1962	260	D 100	1.310	Ava.	75%	100%	100%	982
Frame Shed	1990	192	C 100	1.344	Ava.	92%	100%	100%	1,236
1S AD/GAR.....	2000	728	C 110	59,419	Ava.	97%	100%	100%	57,636
1,924 SFLA									
Outbuilding Total									66,500
Acpt Land			0	Accepted Bldg			66,500	Total	66,500

Oakland
Name: VEILLEUX, DANIEL A.

Valuation Report

07/15/2016

Page 1238

Map/Lot:

013-129

Account: 952

Location:

323 WILLEY POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	180,800	99,200	280,000	180,800	99,200	280,000
2	0	66,500	66,500	0	66,500	66,500
TOTAL	180,800	165,700	346,500	180,800	165,700	346,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2509P305
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.10	Acres-Rear Land 1-10	3,600.00	360	100%		360
Total Acres 0.48			Land Total			157,318

Dwelling Description

Replacement Cost New

Ranch	One Story	600 Sqft	Grade C 100	Base	56,280
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-5,250
Fin. Basement Area	150 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,100
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1989	TYPICAL	TYPICAL	Above Average	Typical	54,810
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	78%	100%	100%	42,752	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
ONE STORY FRAME	1965	330	C 100	17,094	Avq+	78%	100%	100%	13,333
Wood Deck	1965	240	C 100	2,016	Avq+	78%	100%	100%	1,572
Open Frame Porch	1965	330	C 100	4,760	Avq+	78%	100%	100%	3,713
Frame Garaqe	1985	936	C 100	13,104	Avq.	89%	100%	100%	11,663
Frame Garaqe	2007	638	B 100	11,432	Avq.	97%	100%	100%	11,089
Unfin Basement	2007	638	B 100	8,002	Avq+	78%	100%	100%	6,242
930 SFLA									47,612

Acpt Land	157,300	Accepted Bldg	90,400	Total	247,700
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B5513P271
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	216,000	162,228	100%		162,228
0.09	Acres-Rear Land 1-10	3,600.00	324	100%		324
Total Acres 0.51			Land Total			162,552

Dwelling Description

Replacement Cost New

Conventional	One Story	1,170 Sqft	Grade C 100	Base	91,392
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1053 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,742
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,883
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1957	1995	TYPICAL	TYPICAL	Average	Typical	111,537			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	73%	100%	100%	81,422				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	775	C 100	10,850	Avq.	74%	100%	100%	8,029
Wood Deck	1985	200	C 100	1,680	Avq.	73%	100%	100%	1,226
1,170 SFLA									
Outbuilding Total								9,255	

Acpt Land 162,600 **Accepted Bldg** 90,700 **Total** 253,300

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 07/23/2012
Sale Price 349,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11113P086 TC
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.03	Acres-Rear Land 1-10	3,600.00	108	100%		108
Total Acres 0.53			Land Total			171,944

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,344 Sqft	Grade B 100	Base	196,052
Exterior	OTHER	Masonry Trim	232Sqft	Trim	1,247
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1123 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,294
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,478
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	2013	GOOD	GOOD	Good	Typical	233,285			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		93%	92% 100%	199,599			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.25 ST GARAGE..	1988	1008	C 100	16,229	Avq+	92%	100%	100%	14,931
Frame Shed	1988	168	C 100	1,176	Avq.	91%	100%	100%	1,070
Wood Deck	2013	416	B 100	4,473	Avq.	97%	100%	100%	4,339
Patio	1988	512	B 100	1,835	Good	93%	100%	100%	1,707
Finished Attic	2012	280	B 100	6,272	Avq.	97%	92%	100%	5,597
ONE STORY FRAME	2012	112	B 100	7,426	Avq.	97%	92%	100%	6,627
2,940 SFLA						Outbuilding Total			34,271
Accpt Land		171,900		Accepted Bldg		233,900		Total	405,800

Valuation Report

Map/Lot: 013-133

Account: 853 Card: 1 of 2

Location: 215 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2001
 Sale Price 0
 Sale Type Other
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 B6587P319

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
6.89	Acres-Rear Land 1-10	3,600.00	24,804	100%		24,804
0.25	Acres-Homesite	216,000	54,000	100%		54,000
Total Acres 7.52			Land Total			235,762

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,152 Sqft	Grade A 100	Base	202,234
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	12,012
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	226,584			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	98% 100%	215,391			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1960	100	C 100	700	Avq.	60%	100%	100%	420
1SFr Overhang	2005	30	A 100	2,486	Avq.	97%	98%	100%	2,363
Wood Deck	2006	432	A 100	5,806	Avq.	97%	100%	100%	5,632
Open Frame Porch	2006	42	A 100	1,165	Avq.	97%	100%	100%	1,130
2,046 SFLA						Outbuilding Total			9,545
Acpt Land		235,800		Accepted Bldg		224,900		Total	460,700

Valuation Report

Account: 853 Card: 2 of 2

Map/Lot: 013-133
 Location: 216 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2001
 Sale Price 0
 Sale Type Other
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 B6587P319

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,120 Sqft	Grade B 100	Base	113,039
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	6,164
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2004	0	GOOD	GOOD	Average	Typical	119,203	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		97%	80%	100%	92,502
Acpt Land		0	Accepted Bldg		92,500	Total	92,500

Oakland
Name: WILLEY, MICHAEL S. FRANCES F. TRUS

Valuation Report

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Map/Lot: 013-133

Account: 853

Location: 216 WILLEY POINT ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	235,800	224,900	460,700	235,800	224,900	460,700
2	0	92,500	92,500	0	92,500	92,500
TOTAL	235,800	317,400	553,200	235,800	317,400	553,200

Oakland
 Name: WILLEY POINT, LLC

Valuation Report

07/15/2016

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Map/Lot: 013-133-05

Account: 3467 Card: 1 of 1

Location: WILLEY POINT ROAD (ROAD)

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B11106P138
 Reference 2 ROAD
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.37	Acres-Rear Land 1-10	1,600.00	5,392	100%		5,392
Total Acres 3.37				Land Total		5,392
Acpt Land		5,400	Accepted Bldg		0	Total
						5,400

Oakland
 Name: TIMMINS, MICHAEL A.

Valuation Report

07/15/2016

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Map/Lot: 013-133-1

Account: 2064 Card: 1 of 1

Location: 117 WILLEY POINT ROAD

Neighborhood 67 CAMP ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B3329P266
 Reference 2: B11174P347
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
Total Acres 1.00						24,000

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	884 Sqft	Grade C 110	Base	116,047
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,594
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	924
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	120,565
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				91%	100%	100%
						109,714

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1994	676	C 100	26,026	Avq.	94%	100%	100%	24,464
Wood Deck	1989	40	C 110	370	Avq.	91%	100%	100%	337
AB.GR. POOL.....	1989	255	C 110	0	Avq.	91%	100%	100%	0
Wood Deck	1989	525	C 110	4,851	Avq.	91%	100%	100%	4,414
Frame Shed	1989			----- S O U N D V A L U E -----				200	
1 Story/BASEMENT	1997	304	C 110	20,600	Avq.	96%	100%	100%	19,776
Wood Deck	1997	100	C 100	840	Avq.	96%	100%	100%	806
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,630 SFLA								Outbuilding Total	53,392

Acpt Land	24,000	Accepted Bldg	163,100	Total	187,100
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Oakland
 Name: WILLEY, MICHAEL S. FRANCES F. TRUS

Valuation Report

07/15/2016

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Map/Lot:

013-133-2

Account: 2077 Card: 1 of 1

Location:

WILLEY POINT ROAD

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	08/01/2001
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B6587P319

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
0.33	Acres-Rear Land 1-10	1,600.00	528	100%		528
Total Acres 1.33					Land Total	19,728

Acpt Land	19,700	Accepted Bldg	0	Total	19,700
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Valuation Report

Account: 2182 Card: 1 of 1

Location: WILLEY POINT ROAD

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6232P237

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	24,000.00	13,363	100%		13,363
Total Acres 0.31						13,363

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1.50 ST GARAGE..	1990	720	C 100	13.104	Ava.	92%	100%	100%	12,056	
Outbuilding Total									12,056	

Acpt Land	13,400	Accepted Bldg	12,100	Total	25,500
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Oakland
 Name: WILLEY, MICHAEL S. & FRANCES F., TRUST

Valuation Report

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Map/Lot: 013-133-4

Account: 4236 Card: 1 of 1

Location: WILLEY POINT ROAD

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/16/2011
 Sale Price 36,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10920P069
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
2.50	Acres-Rear Land 1-10	1,600.00	4,000	100%		4,000
Total Acres 3.50					Land Total	23,200

Acpt Land 23,200 **Accepted Bldg** 0 **Total** 23,200

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 12/31/2002
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B7218P135
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 37 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
1.05	Acres-Rear Land 1-10	3,600.00	3,780	100%		3,780
Total Acres 1.43			Land Total			160,738

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade C 100	Base	112,459
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	11,984
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,726
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	135,309
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		75%	100% 100%	101,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Frame Garage	1962	336	C 100	4,704	Avq.	75%	100%	100%	3,528	
Frame Shed	1962			----- S O U N D V A L U E -----						200
Wood Deck	1962	256	C 100	2,150	Avq.	75%	100%	100%	1,612	
Open Frame Porch	1962	40	C 100	700	Avq.	75%	100%	100%	525	
Frame Garage	1999	1336	B 100	23,941	Avq.	97%	100%	100%	23,223	
1,512 SFLA									29,088	
Outbuilding Total									29,088	

Acpt Land	160,700	Accepted Bldg	130,600	Total	291,300
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/12/2014
 Sale Price 268,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11685P320
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.02	Acres-Rear Land 1-10	3,600.00	72	100%		72
Total Acres 0.40			Land Total			157,030

Dwelling Description

Replacement Cost New

Conventional	One Story	744 Sqft	Grade C 100	Base	65,150
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	550 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,700
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,833
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Average	Typical	79,723
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	86%	100%	100%	68,562	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1980	64	D 100	358	Avq.	70%	100%	100%	251
Wood Deck	1980	304	C 100	2,554	Avq.	86%	100%	100%	2,196
2 Story/BASEMENT	1980	40	C 100	3,500	Avq.	86%	100%	100%	3,010
2S Frame Garage	1998	320	C 100	6,720	Avq.	96%	100%	100%	6,451
Wood Deck	1998	60	C 100	504	Avq.	96%	100%	100%	484
Frame Garage	2014	300	C 100	4,200	Avq.	97%	100%	100%	4,074
824 SFLA									16,466

Acpt Land	157,000	Accepted Bldg	85,000	Total	242,000
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Valuation Report

Account: 1778 Card: 1 of 1

Location: 356 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/01/2001
 Sale Price 183,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6622P011 JT
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	216,000	195,569 100%		195,569
Total Acres 0.74				Land Total	195,569

Dwelling Description

Replacement Cost New

Other	Two Story	480 Sqft	Grade B 100	Base	93,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	2013	TYPICAL	GOOD	Average	Typical	91,284
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence						79,782
None						

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
Frame Shed	1967	286	C 100	2,002	Avq.	78%	100%	100%	1,562
1 & 1/2 STORY FR	1990	384	B 100	33,099	Avq.	92%	95%	100%	28,928
ONE STORY FRAME	2013	48	B 100	3,182	Avq.	97%	95%	100%	2,933
Frame Shed	2013	64	B 100	574	Avq.	97%	100%	100%	557
TWO STORY FRAME	2013	416	B 100	41,374	Avq.	97%	95%	100%	38,126
Frame Shed	2013	80	B 100	717	Avq.	97%	100%	100%	695
Wood Deck	2013	747	B 100	8,032	Avq.	97%	100%	100%	7,791
2,416 SFLA						Outbuilding Total			80,592

Acpt Land	195,600	Accepted Bldg	160,400	Total	356,000
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 05/09/2014
Sale Price 238,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11685P267
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	216,000	208,619	100%		208,619
0.03	Acres-Rear Land 1-10	3,600.00	108	100%		108
Total Acres 0.93			Land Total			208,727

Dwelling Description

Replacement Cost New

Conventional	One Story	486 Sqft	Grade C 100	Base	54,183
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	486 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,804
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,198
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	GOOD	Average	Typical	65,545			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
Incomplete		None		74%	90%	100%	43,653		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1960	448	C 100	3,136	Avq.	70%	100%	100%	2,195
Wood Deck	2001	160	C 100	1,344	Avq.	74%	90%	100%	896
2 Story/BASEMENT	2006	486	B 100	54,432	Avq.	97%	75%	100%	39,599
1SFr Overhang	2006	18	B 100	1,193	Avq.	97%	100%	100%	1,157
Wood Deck	2006	40	B 100	430	Avq.	97%	100%	100%	417
1,476 SFLA							Outbuilding Total		44,264
Acpt Land		208,700		Accepted Bldg		87,900		Total	296,600

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7781P095
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 12/24/2003
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	216,000	146,758 100%		146,758
Total Acres 0.31				Land Total	146,758

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade B 110	Base	93,813
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,514
Fin. Basement Area	345 Sqft, Grade B	Basement Gar	None	Fin Bsmt	6,801
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,664
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	2005	GOOD	GOOD	Good	Typical	102,947			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		94%	100%	100%			
Value(Rcnld)						96,770			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	216	B 100	2,323	Avq.	97%	100%	100%	2,253
Frame Garage	1999	360	C 100	5,040	Avq.	97%	100%	100%	4,889
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Garage	2005	480	B 100	8,602	Avq.	97%	100%	100%	8,344
768 SFLA									18,881
Outbuilding Total									18,881

Acpt Land 146,800 **Accepted Bldg** 115,700 **Total** 262,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1 B4293P273
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	216,000	146,758	100%		146,758
Total Acres 0.31						146,758

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	425 Sqft	Grade C 100	Base		59,150
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	765 Sqft, Grade C	Basement Gar	None	Fin Bsmt		10,710
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,572
Rooms	4	HEARTH	TWO HEARTH	HEARTH		1,680
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	1985	TYPICAL	TYPICAL	Above Average	Typical	73,112			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2S Frame Garage	1985	768	C 100	16,128	Avq+	90%	100%	100%	14,515
Wood Deck	1970	600	C 100	5,040	Avq+	83%	100%	100%	4,183
1 Story/BASEMENT	1970	425	C 100	26,180	Avq+	83%	100%	100%	21,729
1,063 SFLA						Outbuilding Total			40,427
Acpt Land		146,800	Accepted Bldg		101,100	Total		247,900	

Oakland
 Name: BUCKNAM, CYNTHIA

Valuation Report

07/15/2016

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Map/Lot: 013-140

Account: 2456 Card: 1 of 1

Location: 370 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 07/08/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10467P337
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	216,000	140,218	100%		140,218
Total Acres 0.27						140,218

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	630 Sqft	Grade C 95	Base	71,788
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-838
Fin. Basement Area	441 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,865
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,212
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,995
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Below Average	Typical	81,022			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1960					----- S O U N D V A L U E -----			
Wood Deck	2003	240	C 100	2,016	Avq.	97%	100%	100%	1,956
Wood Deck	2003	272	C 100	2,285	Avq.	97%	100%	100%	2,216
945 SFLA						Outbuilding Total			4,372
Acpt Land		140,200	Accepted Bldg		61,100	Total		201,300	

Oakland
 Name: GOOD, DEBBIE W.

Valuation Report

07/15/2016

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Map/Lot: 013-141

Account: 2782 Card: 1 of 1

Location: 372 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1994
 Sale Price 25,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B6563P238
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	216,000	115,495	100%		115,495
Total Acres 0.15						115,495

Dwelling Description

Replacement Cost New

Other	One Story	624 Sqft	Grade C 110	Base	63,534
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,682
Fin. Basement Area	312 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,805
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHS	TWO HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	924
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	67,581			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2002	96	C 100	806	Avg.	97%	100%	100%	782
624 SFLA						Outbuilding Total			782

Acpt Land 115,500 **Accepted Bldg** 66,300 **Total** 181,800

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1 B1453P588
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	100%		126,997
0.01	Acres-Rear Land 1-10	3,600.00	36	100%		36
Total Acres 0.21			Land Total			127,033

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	79,274
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	880 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,320
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	2005	GOOD	GOOD	Very Good	Typical	100,141			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	83%	100%	75,636		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1980	668	B 100	63,444	Avq+	95%	83%	100%	50,026
Open Frame Porch	1980	256	C 100	3,724	V.G.	91%	100%	100%	3,389
Patio	1980	256	C 100	717	V.G.	91%	100%	100%	652
Wood Deck	1980	156	C 100	1,310	V.G.	91%	100%	100%	1,192
Jacuzzi #	1995	1	C 100	3,500	Avq.	95%	100%	100%	3,325
1,580 SFLA							Outbuilding Total		58,584
Acpt Land		127,000		Accepted Bldg		134,200		Total	261,200

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1519P650
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	216,000	140,218	100%		140,218
Total Acres 0.27						140,218

Dwelling Description

Replacement Cost New

Conventional	One Story	392 Sqft	Grade B 110	Base	61,202
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,360
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	2004	GOOD	GOOD	Average	Typical	69,067
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence			Phys. %			Value
None			97%			
Func. %						Rcnd
98%						
Econ. %						Value
100%						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2004	48	B 110	568	Avq.	97%	100%	100%	551
Open Frame Porch	2004	50	B 110	1,183	Avq.	97%	100%	100%	1,148
1S AD/GAR.....	2003	616	B 110	64,355	Avq.	97%	98%	100%	61,176
ONE STORY FRAME	2000	492	B 110	35,883	Avq.	97%	98%	100%	34,111
TWO STORY FRAME	2000	240	B 110	26,257	Avq.	97%	98%	100%	24,960
Wood Deck	2006	60	B 110	710	Avq.	97%	100%	100%	689
Outbuilding Total									122,635

Acpt Land	140,200	Accepted Bldg	188,300	Total	328,500
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Reference 1 B2441P230
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	216,000	163,493	100%		163,493
0.14	Acres-Rear Land 1-10	3,600.00	504	100%		504
Total Acres 0.57			Land Total			163,997

Dwelling Description

Replacement Cost New

Conventional	One Story	800 Sqft	Grade C 100	Base	68,600
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,120
Fin. Basement Area	320 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,480
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,971
Rooms	8	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Full Finished			Attic	14,700
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1985	TYPICAL	TYPICAL	Good	Typical	93,251
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	100%	100%	69,938	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1960	240	C 100	18,648	Good	75%	100%	100%	13,986
ONE STORY FRAME	1960	100	C 100	5,180	Good	75%	100%	100%	3,885
Wood Deck	1960	420	C 100	3,528	Good	75%	100%	100%	2,646
ONE STORY FRAME	1960	24	C 100	1,243	Good	75%	100%	100%	932
Wood Deck	1960	120	C 100	1,008	Good	75%	100%	100%	756
1.50 ST GARAGE..	2009	672	B 100	15,655	Avq.	97%	100%	100%	15,185
Carport/Canopy	2009	80	C 100	504	Avq.	97%	100%	100%	489
1,404 SFLA						Outbuilding Total			37,879

Acpt Land	164,000	Accepted Bldg	107,800	Total	271,800
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Oakland
 Name: FITZGERALD, MARK L.+ TRUSTEE

Valuation Report

07/15/2016

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Map/Lot: 013-145

Account: 2924 Card: 1 of 1

Location: 377 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B4631P227

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	216,000	145,179	100%		145,179
0.17	Acres-Rear Land 1-10	3,600.00	612	100%		612
Total Acres 0.47					Land Total	145,791

Acpt Land 145,800 **Accepted Bldg** 0 **Total** 145,800

Oakland
 Name: GETMAN, SYLVIA S.

Valuation Report

07/15/2016

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Map/Lot: 013-146

Account: 1106 Card: 1 of 1

Location: 226 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/03/2011
 Sale Price 345,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10973P258
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	65%	Size/Shape	82,548
2.32	Acres-Rear Land 1-10	3,600.00	8,352	100%		8,352
Total Acres 2.52					Land Total	90,900

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,392 Sqft	Grade C 110	Base	127,131
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,078
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,287
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Average	Typical	109,538
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	86%	97%	100%	91,377	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1980	288	C 110	2,661	Avq.	86%	100%	100%	2,288
1.75 ST GARAGE..	1980	864	C 100	16,934	Avq.	86%	100%	100%	14,563
Frame Shed	1980	288	C 100	2,016	Avq.	86%	100%	100%	1,734
ONE STORY FRAME	2004	696	B 100	46,148	Avq.	97%	97%	100%	43,421
2,088 SFLA									62,006
Outbuilding Total									62,006

Acpt Land 90,900 **Accepted Bldg** 153,400 **Total** 244,300

Oakland
 Name: GETMAN, SYLVIA S.

Valuation Report

07/15/2016

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Map/Lot: 013-147

Account: 1451 Card: 1 of 1

Location: 225 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/03/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10973P258
 Reference 2
 Tran/Land/Bldg 1 5 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	216,000	182,492	90%	Vacancy	164,243
Total Acres 0.60						164,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2000	80	C 100	560	Ava.	97%	100%	100%		543
Outbuilding Total										543

Acpt Land	164,200	Accepted Bldg	500	Total	164,700
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Oakland
 Name: CLARK, CHAD P.

Valuation Report

07/15/2016

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Map/Lot: 013-148

Account: 3049 Card: 1 of 1

Location: 217 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5404P088 JT
 Reference 2 B12104P82
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.10	Acres-Rear Land 1-10	3,600.00	360	100%		360
Total Acres 0.85					Land Total	196,797

Dwelling Description

Replacement Cost New

Conventional	One Story	2,325 Sqft	Grade C 110	Base	178,794
Exterior	ALUM/VINYL	Masonry Trim	440Sqft	Trim	2,033
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1163 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	19,450
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,302
Rooms	8	HEARTHES	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full	SFLA	2,325	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1965	0	GOOD	GOOD	Average	Typical	213,509	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		77%	95%	100%	156,182

Acpt Land 196,800 **Accepted Bldg** 156,200 **Total** 353,000

Valuation Report

Account: 2713 Card: 1 of 1

Location: 93 WILLEY POINT ROAD

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1999
 Sale Price 112,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5996P254

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	24,000.00	23,515 100%		23,515
Total Acres 0.96				Land Total	23,515

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade C 100	Base	122,808
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,140
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	132,688
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	98% 100%	104,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	380	C 100	2,660	Avq.	70%	100%	100%	1,862
Frame Shed	1985	200	D 100	1,120	Avq.	90%	100%	100%	1,008
Open Frame Porch	2005	160	C 100	2,380	Avq.	97%	100%	100%	2,309
Encl Frame Porch	1970	186	C 100	5,348	Avq.	80%	100%	100%	4,278
Frame Bay Window	1970	18	C 100	932	Avq.	80%	98%	100%	731
Wood Deck	1970	408	C 100	3,427	Avq.	99%	100%	100%	3,393
Swimming Pool	1970	648	C 100	7,000	Avq.	80%	100%	100%	5,600
Wood Deck	1970	48	C 100	403	Avq.	80%	100%	100%	322
ONE STORY FRAME	2005	280	C 100	14,504	Avq.	97%	98%	100%	13,788
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,978 SFLA									
Outbuilding Total									36,686

Acpt Land

23,500

Accepted Bldg

140,700

Total

164,200

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6232P237
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
Total Acres 0.38			Land Total			156,958

Dwelling Description

Replacement Cost New

Conventional	One Story	434 Sqft	Grade C 100	Base	46,054
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	658 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,212
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,069
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	2001	TYPICAL	TYPICAL	Good	Typical	58,855			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	90%	100%	100%	52,970				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2001	161	C 100	1,352	Avq.	97%	100%	100%	1,311
2 Story/BASEMENT	1950	224	C 100	19,600	Good	90%	100%	100%	17,640
Frame Shed	1950	196	D 100	1,098	Avq.	75%	100%	100%	824
Frame Shed	1950			----- S O U N D V A L U E -----					100
1 Story/BASEMENT	1997	132	D 110	7,155	Avq.	96%	100%	100%	6,869
Wood Deck	1997	39	D 100	262	Avq.	96%	100%	100%	252
1,014 SFLA									26,996
Acpt Land		157,000	Accepted Bldg		80,000	Total			237,000

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B5517P236
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	216,000	154,182	100%		154,182
Total Acres 0.36						154,182

Dwelling Description				Replacement Cost New	
Conventional	One Story	520 Sqft	Grade D 100	Base	41,082
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,115
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-1,602
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-582
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Average	Typical	34,463			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	25,847		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1950	208	D 100	2,442	Avg.	75%	100%	100%	1,832
Frame Shed	1950	80	C 100	560	Avg.	80%	100%	100%	448
520 SFLA						Outbuilding Total			2,280
Acpt Land		154,200		Accepted Bldg		28,100		Total	182,300

Oakland
 Name: ASLAM, DRU KING

Valuation Report

07/15/2016

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Map/Lot: 013-152

Account: 1502 Card: 1 of 1

Location: 207 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3255P2

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	216,000	151.301 100%		151,301
Total Acres 0.34				Land Total	151,301

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 110	Base	95,246
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,682
Fin. Basement Area	983 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,138
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,960
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	924
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	114,896
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						95,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1970	90	C 110	6,098	Avq+	83%	100%	100%	5,061
Open Frame Porch	1970	72	C 110	1,263	Avq+	83%	100%	100%	1,048
Patio	1970	208	C 110	641	Avq+	83%	100%	100%	532
Wood Deck	1970	208	C 110	1,922	Avq+	83%	100%	100%	1,595
Frame Garage	1970	528	C 100	7,392	Avq.	80%	100%	100%	5,914
Frame Shed	1970	216	C 100	1,512	Avq.	80%	100%	100%	1,210
Outbuilding Total									15,360

Acpt Land

151,300

Accepted Bldg

110,700 **Total**

262,000

Oakland
 Name: ASLAM, DRU KING

Valuation Report

07/15/2016

Page 1269

Map/Lot:

013-152-1

Account: 1503 Card: 1 of 1

Location:

WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B3255P2

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Rear Land 1-10	3,600.00	2,016	100%		2,016
Total Acres 0.56						2,016
						Land Total
						2,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1.50 ST GARAGE..	1980	384	C 100	6.989	Ava.	90%	100%	100%	6,290
Outbuilding Total									6,290

Acpt Land	2,000	Accepted Bldg	6,300	Total	8,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8011P030
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	216,000	148,304 100%		148,304
0.34	Acres-Rear Land 1-10	3,600.00	1,224 100%		1,224
Total Acres 0.66			Land Total		149,528

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 100	Base	66,629
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,075
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,376
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,892
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	73,662
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	61,876	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	100	C 100	2,940	Avq.	84%	100%	100%	2,470
ONE STORY FRAME	1977	120	C 100	6,216	Avq.	84%	100%	100%	5,221
1 Story/BASEMENT	1977	264	C 100	16,262	Avq.	84%	100%	100%	13,660
Frame Garage	1980	484	C 100	6,776	Avq.	86%	100%	100%	5,827
Wood Deck	2003	220	B 100	2,366	Avq.	97%	100%	100%	2,295
Frame Shed	1999	64	C 100	448	Avq.	97%	100%	100%	435
2 STORY GARAGE	2004	1080	C 100	22,680	Avq.	97%	100%	100%	22,000
1,152 SFLA									
Outbuilding Total									51,908

Acpt Land	149,500	Accepted Bldg	113,800	Total	263,300
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1812P348
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	216,000	149,818	100%		149,818
Total Acres 0.33						149,818

Dwelling Description				Replacement Cost New		
Conventional	One Story	896 Sqft	Grade C 110	Base		81,965
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	627 Sqft, Grade C	Basement Gar	None	Fin Bsmt		8,778
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat		3,670
Rooms	5	HEARTH	ONE HEARTH	HEARTH		924
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,772
Attic	1/2 Finished			Attic		8,824
FirePlaces	1			Fireplace		2,310
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	GOOD	Good	Typical	109,243
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						96,134

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1974	800	C 110	14,168	Good	88%	100%	100%	12,468
Patio	1974	300	C 110	924	Good	88%	100%	100%	813
Wood Deck	2005	263	B 100	2,828	Avq.	97%	100%	100%	2,743
ONE STORY FRAME	2005	168	B 100	11,138	Avq.	97%	100%	100%	10,804
1,064 SFLA	Outbuilding Total								26,828

Acpt Land	149,800	Accepted Bldg	123,000	Total	272,800
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4968P280
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.08	Acres-Rear Land 1-10	3,600.00	288	100%		288
Total Acres 0.46			Land Total			157,246

Dwelling Description

Replacement Cost New

Conventional	One Story	672 Sqft	Grade D 110	Base	53,429
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Inadeq.	53,429
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	95% 100%	39,083

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970	160	C 100	1,120	Avq.	75%	100%	100%	840
Wood Deck	2009	360	B 100	3,871	Avq.	97%	100%	100%	3,755
Carport/Canopy	2005	320	C 100	2,016	Avq.	97%	100%	100%	1,956
672 SFLA						Outbuilding Total			6,551

Acpt Land	157,200	Accepted Bldg	45,600	Total	202,800
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Oakland
 Name: GEORGE, MICHAEL W.

Valuation Report

07/15/2016

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Map/Lot: 013-156

Account: 3029 Card: 1 of 1

Location: 114 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/04/2001
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11307P306
 Reference 2 S.S.GRANT 2/4/02 B6798P112
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.09	Acres-Rear Land 1-10	3,600.00	324	100%		324
Total Acres 0.47						Land Total 157,282

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	86,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,784
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	GOOD	GOOD	Good	Typical	108,770	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	102,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1960	576	C 100	10,483	Avq.	74%	100%	100%	7,757
Carport/Canopy	1960	168	D 100	847	Avq.	74%	100%	100%	627
Frame Shed	1985	128	C 100	896	Avq.	89%	100%	100%	797
Frame Shed	1985	128	C 100	896	Avq.	89%	100%	100%	797
1.50 ST GARAGE..	1999	896	C 100	16,307	Avq.	97%	100%	100%	15,818
Carport/Canopy	1999	168	C 100	1,058	Avq.	97%	100%	100%	1,026
Wood Deck	2012	503	B 100	5,408	Avq.	97%	100%	100%	5,246
Patio	2012	784	B 100	2,810	Avq.	97%	100%	100%	2,726
960 SFLA						Outbuilding Total			34,794

Acpt Land 157,300 **Accepted Bldg** 137,000 **Total** 294,300

Valuation Report

Account: 321 Card: 1 of 1

Location: 116 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6906P001
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 38 0 Land Schedule 5

Sale Data
 Sale Date 05/10/2002
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	216,000	154,182 100%		154,182
Total Acres 0.36				Land Total	154,182

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade B 100	Base	156,313
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,741
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,358
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	176,863
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	96%	100%
						Value
						Rcnld
						164,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1/2S AD/GAR.....	1998	576	B 100	28,385	Avq.	96%	100%	100%	27,250
Open Frame Porch	2000	288	B 100	5,340	Avq.	97%	100%	100%	5,180
1 Story/BASEMENT	2000	288	B 100	22,708	Avq.	97%	96%	100%	21,146
Open Frame Porch	2000	360	B 100	6,630	Avq.	97%	100%	100%	6,431
2,304 SFLA									Outbuilding Total
									60,007

Acpt Land 154,200 **Accepted Bldg** 224,700 **Total** 378,900

Valuation Report

Account: 2934 Card: 1 of 1

Location: 118 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/01/1998
 Sale Price 162,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5783P323
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.11	Acres-Rear Land 1-10	3,600.00	396	100%		396
Total Acres 0.49			Land Total			157,354

Dwelling Description

Replacement Cost New

Conventional	Two Story	864 Sqft	Grade C 110	Base	119,695
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,684
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1984	TYPICAL	TYPICAL	Good	Typical	128,075
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	90%	99%	100%	114,115	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1985	256	C 100	3,584	Avq+	95%	100%	100%	3,405
Wood Deck	1985	48	C 110	444	Good	90%	100%	100%	400
Wood Deck	1985	288	C 110	2,661	Good	90%	100%	100%	2,395
Frame Garage	2003	672	C 110	10,349	Avq.	97%	100%	100%	10,039
Carport/Canopy	2006	160	B 100	1,291	Avq.	97%	100%	100%	1,252
1,728 SFLA									17,491

Acpt Land 157,400 **Accepted Bldg** 131,600 **Total** 289,000

Oakland
 Name: RYNNE, SALLY

Valuation Report

07/15/2016

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Map/Lot: 013-159

Account: 987 Card: 1 of 1

Location: 122 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 01/06/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8274P095
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	216,000	163,493	100%		163,493
Total Acres 0.43						163,493

Dwelling Description

Replacement Cost New

Ranch	One Story	888 Sqft	Grade C 100	Base	74,021
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,243
Fin. Basement Area	550 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,160
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	Full Finished			Attic	15,932
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	99,490
Functional Obsolescence						Value(Rcnld)
None						73,881

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld	
				RCN	Cond	Phy	Func	Econ		
Open Frame Porch	1968	144	C 100	2,156	Avq.	79%	100%	100%	1,703	
Frame Shed	1968			----- S O U N D V A L U E -----						300
ONE STORY FRAME	2007	240	B 100	15,912	Avq.	97%	94%	100%	14,509	
Wood Deck	2007	240	C 100	2,016	Avq.	97%	100%	100%	1,956	
1,128 SFLA									18,468	

Acpt Land	163,500	Accepted Bldg	92,300	Total	255,800
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Oakland
 Name: TURNER, JILL

Valuation Report

07/15/2016

Page 1277

Map/Lot: 013-159-1

Account: 3462 Card: 1 of 1

Location: 121 WILLEY POINT ROAD

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 01/10/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10937P058
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 30 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	24,000.00	12,924 100%		12,924
Total Acres 0.29				Land Total	12,924

Dwelling Description

Replacement Cost New

Conventional	One Story	720 Sqft	Grade C 100	Base	63,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	100% None	Heat	1,774
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	68,246
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	100%	100%
						Value(Rcnd)
						65,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2005	192	C 100	1,613	Avq.	97%	100%	100%	1,565
15Fr Overhang	1998	60	C 100	3,108	Avq.	96%	100%	100%	2,984
Frame Shed	2003	256	C 100	1,792	Avq.	97%	100%	100%	1,738
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2006			----- S O U N D V A L U E -----				400	
Carport/Canopy	2007	160	C 100	1,008	Avq.	97%	100%	100%	978
Frame Garage	2014			----- S O U N D V A L U E -----				1,000	
Open Frame Porch	2014	253	B 100	4,712	Avq.	97%	100%	100%	4,571
Wood Deck	2014	99	B 100	1,064	Avq.	97%	100%	100%	1,032
780 SFLA				Outbuilding Total				17,663	

Acpt Land 12,900 **Accepted Bldg** 83,200 **Total** 96,100

Oakland
 Name: GENEST, ROBERT R.

Valuation Report

07/15/2016

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Map/Lot: 013-160

Account: 3028 Card: 1 of 1

Location: 124 WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography RollingSwampy
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3891P033
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 64 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.11	Acres-Rear Land 1-10	3,600.00	396	100%		396
Total Acres 0.49			Land Total			157,354

Dwelling Description

Replacement Cost New

Conventional	One Story	1,134 Sqft	Grade C 100	Base	89,174
Exterior	WOOD SHINGLE	Masonry Trim	192Sqft	Trim	806
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,588
Fin. Basement Area	907 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,698
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,794
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Heavy			Insulation	794
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	108,458
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	68%	100%	100%	73,751	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	140	C 100	980	Avq.	70%	100%	100%	686
Patio	1950	240	C 100	672	Avq.	68%	100%	100%	457
Wood Deck	1950	288	C 100	2,419	Avq.	68%	100%	100%	1,645
1,134 SFLA									2,788
Outbuilding Total									2,788

Acpt Land 157,400 **Accepted Bldg** 76,500 **Total** 233,900

Oakland
 Name: BELGRADE REGIONAL C.A., INC.

Valuation Report

07/15/2016

Page 1279

Map/Lot: 013-161

Account: 852 Card: 1 of 1

Location: WILLEY POINT ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/18/2007
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9599P174

Reference 2

Tran/Land/Bldg 1 8 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	5%	Restrictio	10,800
0.24	Acres-Frontage 1	140,400	33,696	5%	Restrictio	1,685
Total Acres 1.24					Land Total	12,485

Acpt Land 12,500 **Accepted Bldg** 0 **Total** 12,500

Oakland
 Name: PRATT TRUST

Valuation Report

07/15/2016

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Map/Lot:

013-162

Account: 204 Card: 1 of 1

Location:

BROWN ISLAND

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 10/30/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1059P447
 Reference 2 B12152P211
 Tran/Land/Bldg 1 5 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	90%	Vacancy	0
1.00	Acres-Homesite (Fract)	140,400	33,696	50%	Access	97,200
1.50	Acres-Frontage 1	140,400	210,600	81%	Excess Frt	0
1.50	Acres-Frontage 1	2,000.00	2,000	50%	Access	85,293
1.78	Acres-Rear Land 1-10	3,600.00	6,408	100%		6,408
Total Acres 4.28					Land Total	188,901

Acpt Land 188,900 **Accepted Bldg** 0 **Total** 188,900

Oakland
 Name: HARRIS, MARTIN P.

Valuation Report

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Map/Lot: 013-163

Account: 1662 Card: 1 of 1

Location: 298 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: RollingBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3265P314
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	30,000.00	23,043	100%		23,043
Total Acres 0.59						23,043

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,524 Sqft	Grade C 100	Base		113,198
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,755
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,100
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Average	Typical	122,973			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		79%	100%	95%			
Value(Rcnld)									
						92,291			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1968	308	C 100	4,312	Avg.	79%	100%	95%	3,236
Frame Garage	1980	768	C 100	10,752	Avg.	86%	100%	95%	8,785
1,524 SFLA									
						Outbuilding Total			12,021
Acpt Land		23,000		Accepted Bldg		104,300		Total	127,300

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/18/2012
 Sale Price 112,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11200P198
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.81	Acres-Rear Land 1-10	2,000.00	9,620	100%		9,620
Total Acres 5.81			Land Total			39,620

Dwelling Description

Replacement Cost New

Ranch	One Story	1,064 Sqft	Grade C 100	Base	84,862
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	84,862
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	77,224	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1988	160	C 100	1,344	Avq.	91%	100%	100%	1,223
Wood Deck	2015	96	B 100	1,032	Avq.	97%	100%	100%	1,001
Frame Garage	2000	504	C 100	7,056	Avq.	97%	100%	100%	6,844
Frame Garage	2013	336	C 100	4,704	Avq.	97%	100%	100%	4,563
Encl Frame Porch	2015	100	B 100	3,763	Avq.	97%	100%	100%	3,650
1,064 SFLA									17,281
Outbuilding Total									17,281

Acpt Land 39,600 **Accepted Bldg** 94,500 **Total** 134,100

Oakland
 Name: THOMPSON, TIMOTHY J.

Valuation Report

07/15/2016

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Map/Lot: 013-164-1

Account: 2034 Card: 1 of 1

Location: 270 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/31/2016
 Sale Price 2,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12233P265
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	30,000.00	27,495	100%		27,495
Total Acres 0.84						27,495

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	1988	672	C 100	14.112	Ava.	91%	100%	100%	12,842	
Outbuilding Total									12,842	

Acpt Land	27,500	Accepted Bldg	12,800	Total	40,300
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/19/2005
 Sale Price: 134,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8608P345

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	30,000.00	27,000 100%		27,000
Total Acres 0.81				Land Total	27,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 105	Base	108,448
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,002
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,764
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	TYPICAL	TYPICAL	Good	Typical	114,214	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	99%	100%	105,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1988	130	C 105	8,408	Good	93%	99%	100%	7,741
Wood Deck	2006	240	B 100	2,580	Avq.	97%	100%	100%	2,503
Wood Deck	2006	100	B 100	1,075	Avq.	97%	100%	100%	1,043
Frame Shed	1988	120	D 100	672	Avq.	80%	100%	100%	538
ONE STORY FRAME	2006	70	B 100	4,641	Avq.	97%	99%	100%	4,457
Open Frame Porch	2006	30	B 100	717	Avq.	97%	100%	100%	695
Frame Shed	2014	80	B 100	717	Avq.	97%	100%	100%	695
1,747 SFLA									
Outbuilding Total									17,672

Acpt Land	27,000	Accepted Bldg	122,800	Total	149,800
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Oakland
 Name: HUNT, KAREN A.

Valuation Report

07/15/2016

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Map/Lot: 013-164-3

Account: 2036 Card: 1 of 1

Location: 258 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: LevelBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/02/2015
 Sale Price: 123,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12043P26

Reference 2:

Tran/Land/Bldg: 2 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Ranch	One Story	1,092 Sqft	Grade C 100	Base	86,587
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Average	Typical	89,278			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	81,243		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1988	224	C 100	13,798	Avq.	91%	100%	100%	12,556
Frame Garage	1988	468	C 100	6,552	Avq.	91%	100%	100%	5,962
Wood Deck	1988	96	C 100	806	Avq.	91%	100%	100%	733
1,316 SFLA									
Outbuilding Total									19,251

Acpt Land 24,900 **Accepted Bldg** 100,500 **Total** 125,400

Oakland
 Name: BUCKNAM, JOAN L.

Valuation Report

07/15/2016

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Map/Lot: 013-164-4

Account: 2037 Card: 1 of 1

Location: 254 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/07/2005
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8682P191 JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.72			Land Total			31,440

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	128,091
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,428
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	GOOD	GOOD	Average	Typical	121,197
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	117,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2009	286	B 100	5,125	Avq.	97%	100%	100%	4,971
Open Frame Porch	2009	144	B 100	2,759	Avq.	97%	100%	100%	2,676
ONE STORY FRAME	2009	130	B 100	8,620	Avq.	97%	100%	100%	8,361
Frame Shed	2014	140	B 100	1,254	Avq.	97%	100%	100%	1,216
1,534 SFLA									
Outbuilding Total									17,224

Acpt Land 31,400 **Accepted Bldg** 134,800 **Total** 166,200

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/24/2011
 Sale Price: 101,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B10817P313 & B10896P095

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
0.50	Acres-Frontage 1	5,000.00	2,500	100%		2,500
Total Acres 1.70						32,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade D 110	Base	84,653
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,532
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	75,339
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	71,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	48	C 100	812	Avq.	97%	100%	100%	788
Wood Deck	2000	288	C 100	2,419	Avq.	97%	100%	100%	2,346
Frame Garage	1980	624	C 100	8,736	Avq.	80%	100%	100%	6,989
Frame Shed	1980	240	C 100	1,680	Avq.	80%	100%	100%	1,344
1,248 SFLA									11,467

Acpt Land 32,900 **Accepted Bldg** 83,000 **Total** 115,900

Oakland
 Name: BROOKS, JOY C.

Valuation Report

07/15/2016

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Map/Lot: 013-167

Account: 670 Card: 1 of 1

Location: 236 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Public WaterSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/04/2004
 Sale Price: 97,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7977P101

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	30,000.00	21.424 100%		21,424
Total Acres 0.51				Land Total	21,424

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	86,787
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	72,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	140	C 100	1,960	Avq.	84%	100%	100%	1,646
ONE STORY FRAME	2001	160	C 100	8,288	Avq.	97%	100%	100%	8,039
Wood Deck	2001	160	C 100	1,344	Avq.	97%	100%	100%	1,304
AV POLE SHED....	2001	720	C 100	4,032	Avq.	97%	100%	100%	3,911
1,200 SFLA									
Outbuilding Total									14,900

Acpt Land	21,400	Accepted Bldg	87,800	Total	109,200
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3421P69
 Reference 2 DV #91-DV-117 5/10/92
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
7.73	Acres-Rear Land 1-10	2,000.00	15,460	100%		15,460
Total Acres 8.73						45,460

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	85,052
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	1985	TYPICAL	TYPICAL	Good	Typical	89,015
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	76,553
None			86%	100%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	495	B 100	5,323	Avq.	97%	100%	100%	5,163
2.00 ST BARN....	1985	384	D 100	6,881	Avq.	70%	50%	100%	2,408
Frame Shed	1970			----- SOUND VALUE -----					200
1,040 SFLA									7,771

Acpt Land	45,500	Accepted Bldg	84,300	Total	129,800
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Oakland
 Name: LORD, RICHARD E.

Valuation Report

07/15/2016

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Map/Lot: 013-169

Account: 1127 Card: 1 of 1

Location: 222 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/31/2012
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11150P287
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.65	Acres-Rear Land 1-10	2,000.00	1,300	100%		1,300
Total Acres 1.65			Land Total			31,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1972	12X64	D 100	15,078	Avg.	55%	100%	100%	8,293
Frame Garage	1972	567	C 100	7,938	Avg.	81%	100%	100%	6,430
Encl Frame Porch	1972	112	C 100	3,276	Avg.	81%	100%	100%	2,654
Frame Shed	1972	110	C 100	770	Avg.	81%	100%	100%	624
MH GABLE ROOF...	1980	768	D 100	3,441	Avg.	86%	100%	100%	2,959
768 SFLA						Outbuilding Total			20,960

Acpt Land 31,300 **Accepted Bldg** 21,000 **Total** 52,300

Oakland
 Name: LORD, RICHARD

Valuation Report

07/15/2016

Page 1291

Map/Lot: 013-170

Account: 1295 Card: 1 of 1

Location: 212 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/19/2008
 Sale Price 18,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9833P233

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						20,347

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1991	14X66	B 100	27,280	Ava.	55%	100%	100%	15,004
MH SLAB.....	2008	980	C 100	3,430	Ava.	97%	100%	100%	3,327
Wood Deck	2010	128	B 100	1,376	Ava.	97%	100%	100%	1,335
Frame Shed	2013	72	C 100	504	Ava.	97%	100%	100%	489
924 SFLA									20,155

Acpt Land	20,300	Accepted Bldg	20,200	Total	40,500
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Oakland
 Name: THIBEAU, BRENDA J.

Valuation Report

07/15/2016

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Map/Lot: 013-171

Account: 1556 Card: 1 of 1

Location: 208 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1582P685
 Reference 2 11-3-14 Bond for a deed to Abbott&Williams
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46				Land Total		20,347

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1975	12X60	B 100	21,695	Avq.	55%	100%	100%	11,932	
Frame Shed	1975	240	D 100	1,344	Avq-	80%	100%	100%	1,075	
Frame Shed	1975	64	D 100	358	Avq.	50%	100%	100%	179	
MH SLAB.....	1975	720	D 100	2,016	Avq.	83%	100%	100%	1,673	
ONE STORY FRAME	2005	120	B 100	7,956	Avq.	97%	100%	100%	7,717	
Open Frame Porch	2005	100	B 100	1,971	Avq.	97%	100%	100%	1,912	
Encl Frame Porch	2005	100	B 100	3,763	Avq.	97%	100%	100%	3,650	
Wood Deck	2005	72	B 100	774	Avq.	97%	100%	100%	751	
840 SFLA						Outbuilding Total			28,889	
Accpt Land		20,300	Accepted Bldg		28,900	Total			49,200	

Oakland
 Name: LORD, RICHARD E.

Valuation Report

07/15/2016

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Map/Lot: 013-172

Account: 1821 Card: 1 of 1

Location: 94 LAKEVIEW DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/01/1994
 Sale Price 19,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4823P247

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.73	Acres-Rear Land 11-20	600.00	438	100%		438
Total Acres 11.73						Land Total 50,438

Dwelling Description

Replacement Cost New

Ranch	One Story	2,128 Sqft	Grade C 100	Base	150,405
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,243
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	161,528
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	89% 100%	136,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	256	C 100	2,150	Avq.	95%	100%	100%	2,042
Frame Garage	1993	864	C 95	11,491	Avq.	94%	100%	100%	10,802
1 ST BARN.....	1993	1116	C 100	18,749	Avq.	94%	60%	100%	10,574
Frame Shed	2000	160	C 100	1,120	Avq.	97%	100%	100%	1,086
Frame Garage	2004	1920	B 100	34,406	Avq.	97%	100%	100%	33,374
2,128 SFLA									57,878
Outbuilding Total									57,878

Acpt Land

50,400

Accepted Bldg

194,500

Total

244,900

Oakland
 Name: LORD, RICHARD E.

Valuation Report

07/15/2016

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Map/Lot: 013-173

Account: 1229 Card: 1 of 1

Location: 200 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2000
 Sale Price 33,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6139P171

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1970	12X64	C 100	20,084	Ava.	55%	100%	100%	11,046
Frame Garage	1970	484	D 100	5,421	Ava.	70%	100%	100%	3,795
Encl Frame Porch	1970	160	D 100	3,696	Same	55%	100%	100%	2,033
Wood Deck	2010	252	B 100	2,709	Ava.	97%	100%	100%	2,628
768 SFLA									19,502

Acpt Land	28,800	Accepted Bldg	19,500	Total	48,300
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Oakland
 Name: CRAIG, STEPHEN G.

Valuation Report

07/15/2016

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Map/Lot: 013-175

Account: 2717 Card: 1 of 1

Location: 82 LAKEVIEW DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2312P110

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.89	Acres-Rear Land 1-10	2,000.00	1,780	100%		1,780
2.00	Acres-Wasteland	50.00	100	100%		100
Total Acres 3.89						Land Total 31,880

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	806 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,284
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	9	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	96,021
Functional Obsolescence						Value(Rcnld)
None						78,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1974	308	D 100	1,725	Avq.	70%	100%	100%	1,208
Frame Shed	1974	364	C 100	2,548	Avq.	80%	100%	100%	2,038
Wood Deck	1985	506	C 100	4,250	Avq.	80%	100%	100%	3,400
1 Story/BASEMENT	2014	366	B 100	28,858	Avq.	97%	100%	100%	27,992
Frame Garage	2014	1250	B 100	22,400	Avq.	97%	100%	100%	21,728
Wood Deck	2015	584	B 100	6,279	Avq.	97%	100%	100%	6,091
Frame Shed	2015	308	B 100	2,759	Avq.	97%	100%	100%	2,676
1,374 SFLA	Outbuilding Total								65,133

Acpt Land 31,900 **Accepted Bldg** 143,900 **Total** 175,800

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

013-176

Account: 3257 Card: 1 of 1

Location:

LAKEVIEW DRIVE

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B367P333

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	36,000.00	32,199	80%	Vacancy	25,760
Total Acres 0.80					Land Total	25,760
Acpt Land		25,800	Accepted Bldg		0	Total
						25,800

Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1993
 Sale Price 11,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4415P306
 Reference 2 B11867P156
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	25,456	100%		25,456
1.80	Acres-Rear Land 1-10	2,400.00	4,320	100%		4,320
Total Acres 2.30					Land Total	29,776

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	87,541
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	82,289
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	2000	212	C 100	1,781	Avg.	1,728
Frame Shed	2001	100	C 100	700	Avg.	543
960 SFLA						
Outbuilding Total						2,271

Acpt Land 29,800 **Accepted Bldg** 84,600 **Total** 114,400

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B7653P290
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Misc (Fract)	36,000.00	36,000	100%		36,000
0.19	Acres-Rear Land 1-10	2,400.00	456	100%		456
Total Acres 0.69			Land Total			36,456

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	874 Sqft	Grade C 100	Base	74,622
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	262 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,668
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,154
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	80,444
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	80%	100%	100%	64,355	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1SFr Overhang	1970	32	C 100	1,658	Avq.	80%	100%	100%	1,326
Wood Deck	1970	256	C 100	2,150	Avq.	80%	100%	100%	1,720
Wood Deck	1970	24	C 100	202	Avq.	80%	100%	100%	162
906 SFLA						Outbuilding Total			3,208

Acpt Land	36,500	Accepted Bldg	67,600	Total	104,100
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Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 02/01/1997
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B5308P214
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	110%	View/Envir	39,600
0.10	Acres-Rear Land 1-10	2,400.00	240	100%		240
Total Acres 0.60			Land Total			39,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,288 Sqft	Grade C 105	Base	103,594
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1445 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,242
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,332
Rooms	11	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,056
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	1999	TYPICAL	TYPICAL	Average	Typical	138,311
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	81%	98%	90%	98,812	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 Story/BASEMENT	1999	672	C 105	43,464	Avq.	37,185
1S GAR/BSMT.....	1971	728	C 105	14,983	Avq.	10,922
Frame Shed	1971	230	D 100	1,288	Avq.	927
Frame Shed	1971	230	D 100	1,288	Avq.	927
Wood Deck	1999	268	C 100	2,251	Avq.	1,965
Jacuzzi #	1999	1	C 100	3,500	Avq.	3,056
1,960 SFLA						
Outbuilding Total						54,982
Accpt Land		39,800	Accepted Bldg		153,800	Total
						193,600

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography RollingBelow Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4389P217
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.12	Acres-Rear Land 1-10	2,400.00	288	100%		288
Total Acres 0.62			Land Total			36,288

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	430 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,020
Heating	100% Electric	Cooling	0% None	Heat	-2,688
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	81,788			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	67,884				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	164	C 100	1,378	Avq.	83%	100%	100%	1,144
Frame Shed	1999	80	C 100	560	Avq.	97%	100%	100%	543
960 SFLA						Outbuilding Total			1,687

Acpt Land 36,300 **Accepted Bldg** 69,600 **Total** 105,900

Oakland
 Name: HANNON, DALE M.

Valuation Report

07/15/2016

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Map/Lot: 013-181

Account: 1730 Card: 1 of 1

Location: 36 LAKEVIEW DRIVE

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography LevelRolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4805P319
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
Total Acres 0.50					Land Total	36,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	86,587
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	655 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,336
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	96,614
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	99%	100%	79,388	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	392	C 100	3,293	Avq.	83%	100%	100%	2,733
Swimming Pool	1994	792	C 100	7,000	Avq.	99%	100%	100%	6,930
1S AD/GAR.....	1996	624	C 100	46,301	Avq.	95%	99%	100%	43,546
1,716 SFLA									
Outbuilding Total									53,209

Acpt Land	36,000	Accepted Bldg	132,600	Total	168,600
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Oakland
 Name: ROSE, ALAN M.

Valuation Report

07/15/2016

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Map/Lot: 013-182

Account: 1221 Card: 1 of 1

Location: 32 LAKEVIEW DRIVE

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/30/2007
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9447P171
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	36,000.00	34,530 100%		34,530
Total Acres 0.46				Land Total	34,530

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	456 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,107
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	82,853			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		82%	100% 100%	67,939			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	120	C 100	1,008	Avq.	82%	100%	100%	827
Frame Shed	1974	80	C 100	560	Avq.	80%	100%	100%	448
Open Frame Porch	1974	12	C 100	308	Avq.	82%	100%	100%	253
ONE STORY FRAME	1996	280	C 100	14,504	Avq.	95%	100%	100%	13,779
Frame Shed	1996	48	D 100	269	Avq.	95%	100%	100%	256
Frame Garage	1997	784	C 100	10,976	Avq.	96%	100%	100%	10,537
1,192 SFLA									
						Outbuilding Total		26,100	
Acpt Land		34,500		Accepted Bldg		94,000		Total	128,500

Oakland
 Name: BARD, SANDRA

Valuation Report

07/15/2016

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Map/Lot: 013-183

Account: 104 Card: 1 of 1

Location: 28 LAKEVIEW DRIVE

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1694P41
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	36,000.00	34,530	100%		34,530
Total Acres 0.46						34,530

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Value(Rcnld)						67,081			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	480	C 100	6,720	Avq.	83%	100%	100%	5,578
Wood Deck	1975	240	C 100	2,016	Avq.	83%	100%	100%	1,673
ONE STORY FRAME	1975	160	C 100	8,288	Avq.	83%	100%	100%	6,879
1,120 SFLA									
Outbuilding Total									14,130

Acpt Land 34,500 **Accepted Bldg** 81,200 **Total** 115,700

Oakland
 Name: MICHAUD, RAYMOND R.

Valuation Report

07/15/2016

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Map/Lot: 013-184

Account: 1570 Card: 1 of 1

Location: 24 LAKEVIEW DRIVE

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1689P55
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.47	Acres-Homesite (Fract)	36,000.00	34,903 100%		34,903	
Total Acres 0.47				Land Total	34,903	

Dwelling Description				Replacement Cost New		
Ranch	One Story	912 Sqft	Grade C 100	Base	75,499	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,400	
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247	
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	2,100	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout				Total	
1972	0	TYPICAL	TYPICAL	Average	Typical				81,246	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		81%	100%	100%		65,809		
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Swimming Pool	1982	1	C 100	7,000	Avg.	99%	100%	100%	6,930	
Wood Deck	1996	231	C 100	1,940	Avg.	95%	100%	100%	1,843	
912 SFLA						Outbuilding Total			8,773	
Acpt Land		34,900		Accepted Bldg		74,600		Total	109,500	

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 09/18/2002
Sale Price 57,100
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B7110P232
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	36,000.00	39,106	100%		39,106
Total Acres 0.59			Land Total			39,106

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	874 Sqft	Grade C 100	Base	73,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	437 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,118
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,154
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	81,430			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Value(Rcnld)						67,587			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	32	C 100	1,658	Avg.	83%	100%	100%	1,376
906 SFLA						Outbuilding Total			1,376

Acpt Land 39,100 **Accepted Bldg** 69,000 **Total** 108,100

Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/22/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12035P273
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	36,000.00	35,638 100%		35,638
Total Acres 0.49				Land Total	35,638

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	ALUM/VINYL	Masonry Trim	176Sqft	Trim	739
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	87,711
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		83%	97% 100%	70,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1975	188	C 100	1,579	Avq.	83%	100%	100%	1,311
Frame Shed	2015	144	C 100	1,008	Avq.	97%	100%	100%	978
Open Frame Porch	2003	98	C 100	1,512	Avq.	97%	100%	100%	1,467
ONE STORY FRAME	2003	224	C 100	11,603	Avq.	97%	100%	100%	11,255
Wood Deck	2003	48	C 100	403	Avq.	97%	100%	100%	391
1,280 SFLA									15,402

Acpt Land 35,600 **Accepted Bldg** 86,000 **Total** 121,600

Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 12/05/2005
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8721P193
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
Total Acres 0.50						36,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	1985	TYPICAL	TYPICAL	Above Average	Typical	83,897
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	97%	100%
						67,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	400	C 100	5,600	Avq+	83%	100%	100%	4,648
Open Frame Porch	1970	100	C 100	1,540	Avq+	83%	100%	100%	1,278
Wood Deck	1970	220	C 100	1,848	Avq+	83%	100%	100%	1,534
Frame Shed	1970	80	C 100	560	Avq.	90%	100%	100%	504
1,008 SFLA									
Outbuilding Total									7,964

Acpt Land 36,000 **Accepted Bldg** 75,500 **Total** 111,500

Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2122P91
 Reference 2 B10574P212
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	50,912	100%		50,912
Total Acres 1.00						50,912

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,456 Sqft	Grade C 100	Base	109,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	12,600
Heating	100% Electric	Cooling	100% None	Heat	-4,077
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	126,773	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	103,954

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	256	C 100	2,150	Avq.	82%	100%	100%	1,763
Frame Shed	1974	196	D 100	1,098	Avq.	70%	100%	100%	769
Frame Shed	1974	154	D 100	862	Avq-	40%	100%	100%	345
1SFr Overhang	1974	44	C 100	2,279	Avq.	82%	100%	100%	1,869
Carport/Canopy	2013								700
1,500 SFLA									
----- S O U N D V A L U E -----									700
Outbuilding Total									5,446

Acpt Land	50,900	Accepted Bldg	109,400	Total	160,300
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Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/05/2014
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11710P167
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.96	Acres-Rear Land 1-10	2,400.00	2,304	100%		2,304
Total Acres 1.46			Land Total			38,304

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story NOVELTY 1 OTHER Units-0	1,064 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	112,018 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,120
Heating	100% Electric	Cooling	0% None	Heat	-4,767
Rooms	7	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	111,059
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	97%	100%	94,800	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	352	B 100	3,784	Avq.	86%	100%	100%	3,254
Frame Garage	1980	720	C 100	10,080	Avq.	86%	100%	100%	8,669
Wood Deck	2005	284	C 100	2,386	Avq.	97%	100%	100%	2,314
2,128 SFLA									
Outbuilding Total									14,237

Acpt Land 38,300 **Accepted Bldg** 109,000 **Total** 147,300

Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 09/29/2006
 Sale Price 124,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9092P039
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.93	Acres-Rear Land 1-10	2,400.00	2,232	100%		2,232
Total Acres 1.43			Land Total			38,232

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ASBESTOS/ASPHALT 2 OTHER Units-0	702 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	73,402 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,801
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,465
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	798
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Below Average	Typical	73,864
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	60%	81%	100%	35,898	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1850	528	C 95	30,898	Avq-	60%	81%	100%	15,017
Finished Attic	1850	528	C 95	8,778	Avq-	60%	81%	100%	4,266
1.50 ST BARN....	1850	640	D 100	10,035	Avq-	50%	50%	100%	2,509
Frame Garage	1850	640	D 100	7,168	Avq-	60%	100%	100%	4,301
1,845 SFLA						Outbuilding Total			26,093

Acpt Land 38,200 **Accepted Bldg** 62,000 **Total** 100,200

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Reference 1 B4459P254
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.55	Acres-Rear Land 1-10	2,400.00	1,320	100%		1,320
Total Acres 1.05			Land Total			37,320

Dwelling Description

Replacement Cost New

Conventional	One Story	1,540 Sqft	Grade C 90	Base	102,766
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,553
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,890
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	92,371
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	87,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1995	14	C 90	302	Avq.	95%	100%	100%	287
Frame Bay Window	1995	18	C 90	839	Avq.	95%	100%	100%	797
Frame Shed	1995	180	D 100	1,008	Fair	40%	100%	100%	403
Frame Garage	1995	768	C 100	10,752	Avq.	95%	100%	100%	10,214
Wood Deck	2005	72	C 100	605	Avq.	97%	100%	100%	587
Wood Deck	2005	192	D 100	1,291	Fair	95%	90%	100%	1,103
Frame Shed	2006	320	C 100	2,240	Avq.	97%	75%	100%	1,630
Carport/Canopy	2006	160	C 100	1,008	Avq.	97%	100%	100%	978
Frame Shed	204			----- SOUND VALUE -----					200
1,558 SFLA				Outbuilding Total					16,199

Acpt Land	37,300	Accepted Bldg	104,000	Total	141,300
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Oakland
 Name: MILLIGAN, DOROTHY

Valuation Report

07/15/2016

Page 1312

Map/Lot: 013-191

Account: 2686 Card: 1 of 1

Location: 65 LAKEVIEW DRIVE

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B7887P232
 Reference 2 B9371P138
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.68	Acres-Rear Land 1-10	2,400.00	1,632	100%		1,632
Total Acres 1.18			Land Total			37,632

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	884 Sqft	Grade C 90	Base		92,956
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-3,342
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,431
Rooms	10	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,024
Attic	None			Attic		0
FirePlaces	1			Fireplace		1,890
Insulation	Capped Only			Insulation		-975
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	1950	TYPICAL	TYPICAL	Fair	Typical	96,984	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...		None		50%	77%	100%	37,339

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2 Story/BASEMENT	1850	256	C 90	20,160	Fair	50%	77%	100%	7,762
2 Story/BASEMENT	1850	272	C 100	23,800	Fair	50%	47%	100%	5,593
Open Frame Porch	1850	192	C 90	2,545	Fair	50%	82%	100%	1,043
Open Frame Porch	1850	160	C 90	2,142	Fair	50%	82%	100%	878
2,603 SFLA									
Outbuilding Total									15,276

Acpt Land	37,600	Accepted Bldg	52,600	Total	90,200
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/28/2008
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B9684P103

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.37	Acres-Rear Land 1-10	1,600.00	592	100%		592
Total Acres 0.87					Land Total	24,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.25 ST BARN....	1950	2400	C 100	46.368	Avq.	60%	100%	100%	27,821
Frame Shed	1950	272	C 100	1.904	Avq.	60%	100%	100%	1,142
Outbuilding Total									28,963

Acpt Land	24,600	Accepted Bldg	29,000	Total	53,600
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/28/2008
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B4720P291

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade B 100	Base	85,285
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade D	Basement Gar	None	Fin Bsmt	4,014
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,422
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	97,097			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	94,184				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	576	B 100	10.322	Avg.	97%	100%	100%	10,012
1 Story/BASEMENT	2008	512	B 100	40.370	Avg.	97%	100%	100%	39,159
Wood Deck	2004	960	B 100	10.322	Avg.	97%	100%	100%	10,012
1,280 SFLA						Outbuilding Total			59,183
Acpt Land		0	Accepted Bldg		153,400	Total		153,400	

Oakland
Name: DROUIN, JOHN L.

Valuation Report

07/15/2016

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Map/Lot:

013-191-1

Account: 3353

Location:

160 BELGRADE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	24,600	29,000	53,600	24,600	29,000	53,600
2	0	153,400	153,400	0	153,400	153,400
TOTAL	24,600	182,400	207,000	24,600	182,400	207,000

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

013-192

Account: 3258 Card: 1 of 1

Location:

BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B376P333

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	33,941	100%	Vacancy	33,941
1.65	Acres-Rear Land 1-10	1,600.00	2,640	100%		2,640
Total Acres 2.65					Land Total	36,581

Acpt Land	36,600	Accepted Bldg	0	Total	36,600
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2097P200

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
0.17	Acres-Rear Land 1-10	2,000.00	340	100%		340
Total Acres 0.67			Land Total			21,553

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	103,284
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	221 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,094
Heating	100% Electric	Cooling	0% None	Heat	-4,332
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	TYPICAL	TYPICAL	Above Average	Typical	104,566			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		86%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1977	576	C 110	8,870	Avq+	86%	100%	100%	7,628
1,547 SFLA						Outbuilding Total			7,628

Acpt Land

21,600

Accepted Bldg

97,600

Total

119,200

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1166P479
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.09	Acres-Rear Land 1-10	1,600.00	144	100%		144
Total Acres 0.59			Land Total			24,144

Dwelling Description

Replacement Cost New

Ranch	One Story	1,259 Sqft	Grade C 100	Base	96,874
Exterior	COMPOSITION	Masonry Trim	88Sqft	Trim	370
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,102
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	101,186
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Location	71%	97%	95%	66,202	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1960	220	C 100	11,396	Avq.	71%	97%	95%	7,455
Frame Garage	1960	624	C 100	8,736	Avq.	71%	97%	95%	5,716
Open Frame Porch	1960	44	C 100	756	Avq.	71%	97%	95%	495
Frame Shed	1960	160	C 100	1,120	Avq.	70%	100%	95%	745
Frame Shed	1960			----- S O U N D V A L U E -----					200
Wood Deck	2001	192	C 100	1,613	Avq.	97%	100%	95%	1,487
1,479 SFLA									16,098

Acpt Land	24,100	Accepted Bldg	82,300	Total	106,400
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/09/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2652P211
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
2.00	Acres-Frontage 1	4,000.00	8,000	81%	Excess Frt	6,480
0.10	Acres-Rear Land 1-10	1,600.00	160	100%		160
Total Acres 2.60			Land Total			30,640

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,152 Sqft	Grade C 100	Base	90,283
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	9,814
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Good	Typical	105,036
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	84,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2013	368	B 100	34,951	Avq.	97%	100%	100%	33,902
Open Frame Porch	2013	14	B 100	430	Avq.	97%	100%	100%	417
Wood Deck	2009	432	B 100	4,645	Avq.	97%	100%	100%	4,506
Jacuzzi #	2009	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Wood Deck	2009	424	B 100	4,558	Avq.	97%	100%	100%	4,421
Open Frame Porch	2013	48	B 100	1,039	Avq.	97%	100%	100%	1,008
Encl Frame Porch	1955	120	C 100	3,500	Good	80%	100%	100%	2,800
1.50 ST GARAGE..	2014	1040	B 100	24,228	Avq.	97%	100%	100%	23,501
1,520 SFLA									
Outbuilding Total									73,950

Acpt Land 30,600 **Accepted Bldg** 158,000 **Total** 188,600

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/27/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B8781P176
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.30	Acres-Rear Land 1-10	1,600.00	2,080	100%		2,080
Total Acres 1.80			Land Total			26,080

Dwelling Description

Replacement Cost New

Ranch	One Story	1,498 Sqft	Grade C 105	Base	117,177
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,876
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Typical	123,258
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		70%	100% 100%	86,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1952	98	C 105	3,028	Avq.	70%	100%	100%	2,120
Frame Garage	1970	676	C 100	9,464	Avq.	80%	100%	100%	7,571
Frame Shed	1970	96	C 100	672	Avq.	80%	100%	100%	538
Frame Shed	1970	182	D 100	1,019	Avq-	60%	100%	100%	611
Frame Bay Window	1952	20	C 105	1,088	Avq.	70%	100%	100%	762
1,518 SFLA									
Outbuilding Total									11,602

Acpt Land	26,100	Accepted Bldg	97,900	Total	124,000
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data	
Sale Date	10/28/2002
Sale Price	95,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B7125P049
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			27,200

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	89%	100%	100%	71,931	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2008	192	C 100	1,613	Avq.	97%	100%	100%	1,565
Open Frame Porch	2009	320	C 100	4,620	Avq.	97%	100%	100%	4,481
Frame Shed	2008	192	C 100	1,344	Avq-	96%	100%	100%	1,290
Frame Shed	1985			----- S O U N D V A L U E -----					100
960 SFLA				Outbuilding Total					7,436

Acpt Land	27,200	Accepted Bldg	79,400	Total	106,600
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2531P270
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.68	Acres-Rear Land 1-10	2,000.00	5,360	100%		5,360
Total Acres 3.68			Land Total			35,360

Dwelling Description

Replacement Cost New

Ranch	One Story	1,484 Sqft	Grade D 110	Base	97,446
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0%	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	87,430
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value(Rcnd)
						84,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	2005	160	D 100	896	Avq.	97%	100%	100%	869
Frame Shed	2004			----- S O U N D V A L U E -----					200
Wood Deck	2009	140	C 100	1,176	Avq.	97%	100%	100%	1,141
1,484 SFLA				Outbuilding Total					2,210

Acpt Land	35,400	Accepted Bldg	87,000	Total	122,400
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Oakland
 Name: LAWLER, WILLIAM M., JR.

Valuation Report

07/15/2016

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Map/Lot: 013-199-1

Account: 3217 Card: 1 of 1

Location: 24 NORTHWEST ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3907P217

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180
Total Acres 1.09			Land Total			27,180

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	483 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,762
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	87,583			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	Location	85%	100%	90%	67,001				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1978	80	C 100	672	Avq.	85%	100%	90%	514
Wood Deck	1978	160	C 100	1,344	Avq.	85%	100%	90%	1,028
960 SFLA						Outbuilding Total			1,542

Acpt Land 27,200 **Accepted Bldg** 68,500 **Total** 95,700

Oakland
 Name: BICKFORD, JOHN ASHLEY, SR.

Valuation Report

07/15/2016

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Map/Lot:

013-199-2

Account: 4627 Card: 1 of 1

Location:

NORTHWEST ROAD

Neighborhood 23 BELGRADE ROAD...

Sale Data	
Sale Date	06/24/2013
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private

Reference 1 B11426P155
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
1.17	Acres-Rear Land 1-10	2,000.00	2,340	100%		2,340	
Total Acres 2.17					Land Total	26,340	
Acpt Land		26,300	Accepted Bldg		0	Total	26,300

Oakland
Name: AU, CARINO

Valuation Report

07/15/2016

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Map/Lot: 013-200

Account: 827 Card: 1 of 1

Location: 155 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1 B2933P219
Reference 2 B9219P114
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000	
0.38	Acres-Rear Land 1-10	1,600.00	608	100%		608	
Total Acres 0.88						Land Total	24,608

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,344 Sqft	Grade C 100	Base	102,110
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	121,102
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	98,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1971	576	C 100	8,064	Avq.	81%	100%	100%	6,532	
Wood Deck	1971	576	C 100	4,838	Avq.	81%	100%	100%	3,919	
Wood Deck	1971	52	C 100	437	Avq.	81%	100%	100%	354	
Wood Deck	1971	91	C 100	764	Avq.	81%	100%	100%	619	
1SFr Overhanq	1971	48	C 100	2,486	Avq.	81%	100%	100%	2,014	
Wood Deck	1971	377	C 100	3,167	Avq.	81%	100%	100%	2,565	
Frame Shed	1971	352	D 100	1,971	Avq.	70%	100%	100%	1,380	
1.50 ST GARAGE..	2003	576	B 100	13,419	Avq.	97%	100%	100%	13,016	
Wood Deck	2003	80	B 100	860	Avq.	97%	100%	100%	834	
Jacuzzi #	2003	1	C 100	3,500	Avq.	97%	100%	100%	3,395	
1,392 SFLA									Outbuilding Total	34,628

Acpt Land 24,600 **Accepted Bldg** 132,700 **Total** 157,300

Oakland
 Name: BICKFORD, GERALD M.

Valuation Report

07/15/2016

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Map/Lot: 013-201

Account: 908 Card: 1 of 1

Location: 161 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1009P170
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	24,000.00	21,466 100%		21,466
Total Acres 0.40				Land Total	21,466

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	560 Sqft, Grade D	Basement Gar	None	Fin Bsmt	4,704
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,760
Rooms	5	HEARTH	TWO HEARTH	HEARTH	1,680
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1956	0	TYPICAL	TYPICAL	Average	Typical	97,456			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		72%	100% 100%	70,168			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1956	177	C 100	1,487	Avq.	72%	100%	100%	1,071
Encl Frame Porch	1956	48	C 100	1,484	Avq.	72%	100%	100%	1,068
Open Frame Porch	1956	42	C 100	728	Avq.	72%	100%	100%	524
1,120 SFLA									
Outbuilding Total									2,663

Acpt Land 21,500 **Accepted Bldg** 72,800 **Total** 94,300

Oakland
 Name: HINE, KENNETH W.

Valuation Report

07/15/2016

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Map/Lot: 013-202

Account: 310 Card: 1 of 1

Location: 165 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5318P149
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 03/01/1997
 Sale Price 37,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	24,000.00	21,196	100%		21,196
Total Acres 0.39						21,196

Dwelling Description

Replacement Cost New

Ranch	One Story	675 Sqft	Grade C 100	Base	60,900
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	TWO HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Average	Typical	62,300			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
SMALL SIZE.....		None		75%	92%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1962	35	C 100	294	Avg.	75%	100%	100%	220
Carport/Canopy	1962	264	C 100	1,663	Avg.	75%	100%	100%	1,247
675 SFLA									
Outbuilding Total						1,467			
Acpt Land		21,200	Accepted Bldg		44,500	Total	65,700		

Oakland
 Name: BONNELL, JAMES L.

Valuation Report

07/15/2016

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Map/Lot: 013-203

Account: 1018 Card: 1 of 1

Location: 169 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography RollingAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3361P316
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.05	Acres-Rear Land 1-10	1,600.00	80	100%		80
Total Acres 0.55			Land Total			24,080

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	86,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	98,396			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	95,444				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	320	C 100	2,688	Avq.	96%	100%	100%	2,580
960 SFLA						Outbuilding Total			2,580

Acpt Land 24,100 **Accepted Bldg** 98,000 **Total** 122,100

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Above Street Steep
 Utilities: Public Water Septic System
 Street: Paved

Reference 1: B3437P12
 Reference 2: B11468P043
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.86	Acres-Rear Land 11-20	600.00	516	100%		516
Total Acres 11.86			Land Total			50,516

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	100,071
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	468 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,552
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,459
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	0	TYPICAL	TYPICAL	Above Average	Typical	111,762			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	98%	100%	84,336				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1958	54	C 100	1,652	Avq+	77%	100%	100%	1,272
Wood Deck	1995	176	C 100	1,478	Avq+	77%	100%	100%	1,138
Frame Garage	1958	572	C 100	8,008	Avq+	77%	100%	100%	6,166
Frame Shed	1958			----- SOUND VALUE -----				100	
Wood Deck	2001			----- SOUND VALUE -----				200	
ONE STORY FRAME	2003	533	B 100	35,340	Avq.	97%	98%	100%	33,594
1,937 SFLA					Outbuilding Total			42,470	
Acpt Land		50,500	Accepted Bldg		126,800	Total		177,300	

Oakland
 Name: LOFSTROM, MARIAN R.

Valuation Report

07/15/2016

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Map/Lot: 013-205

Account: 1292 Card: 1 of 1

Location: 191 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B5565P135
 Reference 2 SEPTIC GRANT 8/24/98
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 24 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,092 Sqft	Grade C 100	Base		88,319
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement		-2,675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,691
Rooms	4	HEARTH	TWO HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Below Average	Typical	88,335			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	97%	100%			
						59,979			
Outbuildings/ Additions/ Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1960	96	C 100	806	Avq-	70%	100%	100%	564
1,092 SFLA									564
						Outbuilding Total			564
Acpt Land		28,800		Accepted Bldg		60,500		Total	89,300

Oakland
 Name: FARNHAM, RALPH JR.

Valuation Report

07/15/2016

Page 1331

Map/Lot: 013-206

Account: 2900 Card: 1 of 1

Location: 195 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Above Street Steep
 Utilities: Public Water Septic System
 Street: Paved

Reference 1: B1305P434 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347 100%		20,347
Total Acres 0.46				Land Total	20,347

Dwelling Description

Replacement Cost New

Ranch	One Story	888 Sqft	Grade C 100	Base	74,021
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,188
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	GOOD	Average	Typical	76,209			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
Value(Rcnld)						58,681			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1965	210	C 100	1,764	Avg.	77%	100%	100%	1,358
Frame Shed	1965								100
888 SFLA							----- S O U N D V A L U E -----		
Outbuilding Total								1,458	

Acpt Land 20,300 **Accepted Bldg** 60,100 **Total** 80,400

Oakland
 Name: HINES, JOSEPH J.

Valuation Report

07/15/2016

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Map/Lot: 013-207

Account: 882 Card: 1 of 1

Location: 199 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/19/2003
 Sale Price 89,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7742P274
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,311 Sqft	Grade C 100	Base		100,078
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,400
Heating	100% Hot Water BB	Cooling	100% None	Heat		3,230
Rooms	6	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Above Average	Typical	105,548			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1960	88	C 100	739	Avq+	78%	100%	100%	576
Frame Shed	1960	130	D 100	728	Avq.	70%	100%	100%	510
1,311 SFLA						Outbuilding Total		1,086	
Acpt Land			28,800	Accepted Bldg		83,400	Total		112,200

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1998
 Sale Price 33,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5705P310
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						20,347

Dwelling Description

Replacement Cost New

Conventional	Two Story	486 Sqft	Grade D 100	Base	59,109
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-4,082
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Average	Typical	55,027			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		68%	100% 100%	37,418			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	540	D 100	22,378	Avq.	68%	100%	100%	15,217
Wood Deck	1950	160	D 100	1,075	Avq.	68%	100%	100%	731
ONE STORY FRAME	1950	140	D 100	5,802	Avq.	68%	100%	100%	3,945
Frame Shed	1950	400	D 100	2,240	Avq-	50%	50%	100%	560
1,652 SFLA									
Outbuilding Total									20,453

Acpt Land 20,300 **Accepted Bldg** 57,900 **Total** 78,200

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Above Street Steep
 Utilities: Drilled Well Septic System
 Street: Paved

Sale Data
 Sale Date: 08/01/2000
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B6382P058
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						20,347

Dwelling Description

Replacement Cost New

Conventional	One Story	950 Sqft	Grade C 100	Base	77,840
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	190 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,660
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,341
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	83,681			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		80%	100%	100%			
Outbuildings/ Additions/ Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2000	56	C 100	470	Avg.	80%	100%	100%	376
Frame Shed	1985	64	C 100	448	Avg.	89%	100%	100%	399
950 SFLA						Outbuilding Total			775
Acpt Land		20,300	Accepted Bldg		67,700	Total		88,000	

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/29/2010
 Sale Price 104,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10576P344
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	30,000.00	27,982 100%		27,982
Total Acres 0.87				Land Total	27,982

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	288Sqft	Trim	1,210
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	75,152
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	66,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2016	80	B 100	860	Avq.	97%	100%	100%	834
1SFr Overhanq	1983	36	C 100	1,865	Avq.	88%	100%	100%	1,641
Frame Shed	1983	96	C 100	672	Avq.	85%	100%	100%	571
Wood Deck	2016	30	B 100	322	Avq.	97%	100%	100%	312
Wood Deck	2016	204	B 100	2,194	Avq.	97%	100%	100%	2,128
900 SFLA									
Outbuilding Total									5,486

Acpt Land 28,000 **Accepted Bldg** 71,600 **Total** 99,600

Oakland
 Name: LANCASTER, JANET L.

Valuation Report

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Map/Lot: 013-211

Account: 2810 Card: 1 of 1

Location: 221 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/23/2006
 Sale Price: 155,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8957P023
 Reference 2: B10418P205
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,360 Sqft	Grade C 105	Base	108,251
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,519
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,764
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	115,739
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %			93,749
None			81%			

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	280	C 105	2,470	Avq.	81%	100%	100%	2,001
Open Frame Porch	1972	12	C 105	323	Avq.	81%	100%	100%	262
Frame Garage	1985	480	C 100	6,720	Avq.	89%	100%	100%	5,981
Frame Shed	1980								100
----- SOUND VALUE -----									100
1,360 SFLA									8,344

Acpt Land 28,800 **Accepted Bldg** 102,100 **Total** 130,900

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
Topography LevelAbove Street
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B10215P234
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Sale Data
Sale Date 09/14/2009
Sale Price 22,501
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	30,000.00	21,424	100%		21,424
Total Acres 0.51				Land Total		21,424

Dwelling Description

Replacement Cost New

Ranch	One Story	884 Sqft	Grade C 90	Base	66,397
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-9,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	56,929
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						Value(Rcnld)
						42,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	390	C 90	4,914	Avq.	74%	100%	100%	3,636
Open Frame Porch	1960	36	C 90	580	Avq.	74%	100%	100%	429
Wood Deck	2010	256	C 100	2,150	Avq.	97%	100%	100%	2,086
Frame Shed	2010	480	C 100	3,360	Avq.	97%	100%	100%	3,259
Carport/Canopy	2010	144	E 100	454	Avq.	97%	100%	100%	440
884 SFLA									
Outbuilding Total									9,850

Acpt Land 21,400 **Accepted Bldg** 52,000 **Total** 73,400

Oakland
 Name: GREENE, DIANNE M.

Valuation Report

07/15/2016

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Map/Lot: 013-213

Account: 2870 Card: 1 of 1

Location: 231 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1994
 Sale Price 43,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4691P144

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						20,347

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2007	14X76	A 100	38,263	Ava.	78%	100%	100%	29,883
MH SLAB.....	1988	1064	C 100	3,724	Ava.	91%	100%	100%	3,389
Wood Deck	2009	112	C 100	941	Ava.	97%	100%	100%	913
Wood Deck	2009	60	C 100	504	Ava.	97%	100%	100%	489
Frame Shed	2005	80	C 100	560	Ava.	97%	100%	100%	543
1,064 SFLA						Outbuilding Total			35,217
Acpt Land		20,300		Accepted Bldg		35,200		Total	55,500

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Reference 1: B3658P74

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
8.00	Acres-Rear Land 1-10	2,000.00	16,000	100%		16,000
Total Acres 10.00						51,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 105	Base	115,420
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,010
Rooms	8	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,764
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Average	Typical	116,948
Functional Obsolescence						Value(Rcnd)
None						73,736

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 ST BARN.....	1820	700	C 105	12,348	Avq.	60%	50%	100%	3,704
Unfinished Attic	1820	480	C 105	1,411	Avq.	65%	100%	100%	917
Frame Shed	1820			----- S O U N D V A L U E -----					100
1 Story/BASEMENT	1820	480	C 105	31,046	Avq.	65%	97%	100%	19,575
Wood Deck	2004	240	C 100	2,016	Avq.	97%	100%	100%	1,956
Swimming Pool	2005	800	B 100	8,960	Avq.	97%	100%	100%	8,691
2,118 SFLA									Outbuilding Total
									34,943

Acpt Land	51,000	Accepted Bldg	108,700	Total	159,700
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2556P235

Reference 2

Tran/Land/Bldg 1 1 96

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.56	Acres-Rear Land 1-10	2,000.00	3,120	100%		3,120
Total Acres 2.56					Land Total	33,120

Dwelling Description

Replacement Cost New

Contemporary	One Story	838 Sqft	Grade C 110	Base	78,035
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,271
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	GOOD	GOOD	Above Average	Typical	84,464
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	89%	99%	100%	74,421	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
2 Story/BASEMENT	1983	496	C 110	47,740	Avq+	89%	99%	100%	42,064
Wood Deck	1983	967	C 110	8,935	Avq+	89%	100%	100%	7,952
Wood Deck	1983	112	C 110	1,035	Avq+	89%	100%	100%	921
Frame Shed	1983	100	D 100	560	Avq-	86%	100%	100%	482
Frame Shed	1983	108	D 100	605	Avq-	86%	100%	100%	520
Swimming Pool	2005	384	C 100	7,000	Avq.	97%	100%	100%	6,790
1,830 SFLA									58,729

Acpt Land	33,100	Accepted Bldg	133,200	Total	166,300
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Oakland
Name: BAKER, GAYLE

Valuation Report

07/15/2016

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Map/Lot:

013-215

Account: 3011 Card: 2 of 2

Location:

263 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3558P202

Reference 2

Tran/Land/Bldg 1 1 96

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1987	968	D 100	32.525	Ava.	90%	100%	100%	29,272
GARAGE FRAME ..	1998	1350	C 100	56,700	Ava.	96%	100%	100%	54,432
1,830 SFLA									
						Outbuilding Total			83,704
Acpt Land			0	Accepted Bldg		83,700	Total		83,700

Oakland
Name: BAKER, GAYLE

Valuation Report

07/15/2016

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Map/Lot:

013-215

Account: 3011

Location:

263 BELGRADE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	33,100	133,200	166,300	33,100	133,200	166,300
2	0	83,700	83,700	0	83,700	83,700
TOTAL	33,100	216,900	250,000	33,100	216,900	250,000

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/1993
 Sale Price: 94,150
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11580P350 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	30,000.00	27,495	100%		27,495
Total Acres 0.84			Land Total			27,495

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade C 100	Base	119,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	486 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,804
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,992
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	133,688
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						98,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	780	C 100	10,920	Avq.	74%	100%	100%	8,081
Wood Deck	1972	680	C 100	5,712	Avq.	74%	100%	100%	4,227
Frame Shed	1972	144	D 100	806	Avq.	70%	50%	100%	282
1.50 ST GARAGE..	2006	900	B 100	20,966	Avq.	97%	100%	100%	20,337
1,620 SFLA									32,927
Outbuilding Total								32,927	

Acpt Land 27,500 **Accepted Bldg** 131,900 **Total** 159,400

Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

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Map/Lot: 013-217

Account: 2779 Card: 1 of 1

Location: 267 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/03/2005
 Sale Price 34,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8264P055

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.37	Acres-Rear Land 1-10	2,000.00	740	100%		740
Total Acres 1.37					Land Total	30,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1972	12X67	D 100	15.639	Avq.	55%	100%	100%	8,601
Frame Shed	1972	96	D 100	538	Avq-	65%	100%	100%	350
Frame Shed	1972	96	D 100	538	Avq-	75%	100%	100%	404
804 SFLA						Outbuilding Total			9,355

Acpt Land 30,700 **Accepted Bldg** 9,400 **Total** 40,100

Oakland
 Name: CLARKE, ELLEN M.

Valuation Report

07/15/2016

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Map/Lot:

013-218

Account: 2437 Card: 1 of 1

Location:

BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/25/2012
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10948P310

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
2.00	REAR2-Rear 21+	500.00	1,000	100%		1,000
Total Acres 24.00					Land Total	56,000

Acpt Land 56,000 **Accepted Bldg** 0 **Total** 56,000

Oakland
 Name: WORKMAN, LARRY T.

Valuation Report

07/15/2016

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Map/Lot: 013-219

Account: 3001 Card: 1 of 1

Location: 249 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3856P169

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	30,000.00	24,556	100%		24,556
Total Acres 0.67						Land Total
						24,556

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade C 90	Base	107,201
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-17,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	89,851			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	71,881				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1970	288	C 90	2,177	Avg.	80%	100%	100%	1,742
1,620 SFLA									Outbuilding Total
								3,355	

Acpt Land	24,600	Accepted Bldg	75,200	Total	99,800
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	06/03/2009
Sale Price	98,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10010P161
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 25 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		0
0.50	Acres-Homesite (Fract)	5,000.00	5,000	50%	Topography	12,000
0.74	Acres-Rear Land 1-10	1,600.00	1,184	100%		1,184
Total Acres 1.24			Land Total			13,184

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade D 100	Base	84,645
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	75,539
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	73,273
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond Phy	Percent Good Econ
Frame Shed	2006			----	SOUND VALUE	----
Frame Garage	2012			----	SOUND VALUE	----
1,404 SFLA						Outbuilding Total
						1,700

Acpt Land 13,200 **Accepted Bldg** 75,000 **Total** 88,200

Oakland
 Name: NELSON, HOWARD C.

Valuation Report

07/15/2016

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Map/Lot: 013-221

Account: 3484 Card: 1 of 1

Location: 15 NORTHWEST ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/16/2006
 Sale Price 17,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9149P268

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.09	Acres-Rear Land 1-10	2,000.00	6,180	100%		6,180
Total Acres 4.09			Land Total			36,180

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	252 Sqft	Grade D 100	Base	39,024
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,964
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	100% None	Heat	-1,358
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	441	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Poor	Inadeq.	34,702
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		Location		90%	%	%

Acpt Land

36,200

Accepted Bldg

0 **Total**

36,200

Oakland
 Name: NELSON, KAYLA

Valuation Report

07/15/2016

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Map/Lot:

013-221-A

Account: 3426 Card: 1 of 1

Location:

15 NORTHWEST ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1980	14X68	D 100	18,386	Avq-	45%	90%	100%	7,446	
ONE STORY FRAME	2011	490	D 100	20,306	Avq.	97%	50%	100%	9,848	
ONE STORY FRAME	2011	144	D 100	5,967	Avq-	96%	50%	100%	2,864	
Carport/Canopy	2011	198	D 100	998	Avq-	96%	100%	100%	958	
12 Mobile Home.	1975	12X60	D 100	14,330	Avq-	45%	50%	100%	3,224	
2,306 SFLA										
						Outbuilding Total			24,340	
Acpt Land			0	Accepted Bldg		24,300	Total		24,300	

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot: 013-328

Account: 345 Card: 1 of 1

Location: OLD BELGRADE AVENUE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5036P053
 Reference 2 Lakeview Cemetery
 Tran/Land/Bldg 1 1 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	216,000	216,000	20%	Restrictio	43,200	
5.00	Acres-Frontage 1	140,400	702,000	65%	Excess Frt	0	
5.00	Acres-Frontage 1	1,600.00	1,184	20%	Restrictio	91,260	
3.00	Acres-Rear Land 1-10	3,600.00	10,800	100%	Vacancy	10,800	
Total Acres 9.00					Land Total	145,260	

Acpt Land	145,300	Accepted Bldg	0	Total	145,300
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Account: 757 Card: 1 of 1

Location: 58 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/16/2008
 Sale Price 138,700
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9733P322

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.00	Acres-Frontage 1	4,000.00	4,000	100%		4,000
3.48	Acres-Rear Land 1-10	1,600.00	5,568	80%	Topography	4,454
Total Acres 4.98					Land Total	32,454

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	598 Sqft	Grade C 100	Base	78,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1880	1996	TYPICAL	TYPICAL	Above Average	Typical	78,628					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	70%	99%	100%	54,489						
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
ONE STORY FRAME	1880	190	C 100	9,842	Avq+	70%	99%	100%	6,820		
1.75 Story/BSMT	1880	300	C 100	24,696	Avq+	70%	99%	100%	17,114		
Encl Frame Porch	1880	24	C 100	812	Avq+	70%	100%	100%	568		
1.75 ST BARN....	1880	832	C 100	17,472	Avq-	60%	50%	100%	5,242		
Open Frame Porch	1880	20	C 100	420	Avq+	70%	100%	100%	294		
1,761 SFLA									30,038		
Acpt Land						32,500	Accepted Bldg		84,500	Total	117,000

Valuation Report

Map/Lot: 014-002

Account: 1007 Card: 1 of 1

Location: 48 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/12/2007
 Sale Price 58,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9279P083

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.19	Acres-Rear Land 1-10	1,600.00	304	100%		304
Total Acres 0.69			Land Total			24,304

Dwelling Description

Replacement Cost New

Ranch	One Story	632 Sqft	Grade C 110	Base	70,484
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	63,184
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
SMALL SIZE.....		None		97%	90% 100%	55,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1973	960	D 100	10,752	Avq-	79%	100%	100%	8,494
Frame Garage	2000	200	D 100	2,240	Avq-	96%	100%	100%	2,150
Frame Garage	2000	600	D 100	6,720	Avq-	96%	100%	100%	6,451
Frame Garage	2000	560	D 100	6,272	Avq-	96%	100%	100%	6,021
Open Frame Porch	2010	96	C 110	1,632	Avq.	97%	90%	100%	1,425
GARAGE FRAME ..	2012	480	C 100	20,160	Avq.	97%	50%	100%	9,778
632 SFLA									34,319

Acpt Land 24,300 **Accepted Bldg** 89,500 **Total** 113,800

Oakland
 Name: COUTURE, JUDITH E.

Valuation Report

07/15/2016

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Map/Lot: 014-003

Account: 2707 Card: 1 of 1

Location: 64 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1255P19

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 22 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
3.50	Acres-Rear Land 1-10	1,600.00	5,600	100%		5,600
Total Acres 4.00					Land Total	29,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	598 Sqft Masonry Trim Roof Cover	Grade C 90 None Sheet Metal	Base Trim Roof	72,173 0 0 0
Foundation	Brick &/or Stone	Basement	1/2 Bmt	Basement	-4,898
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,260
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,320
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-659
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	Obsolete	Old Type	Fair	Typical	70,196
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	50%	96%	100%	33,694	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1836	476	C 90	33,047	Fair	50%	96%	100%	15,863
Open Frame Porch	1836	112	C 90	1,537	Fair	50%	100%	100%	768
1.75 ST BARN....	1836	624	C 100	13,104	Avq-	50%	50%	100%	3,276
1,760 SFLA									19,907
Outbuilding Total									19,907

Acpt Land

29,600

Accepted Bldg

53,600

Total

83,200

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 10/15/2010
Sale Price 77,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10565P077
Reference 2 B10627P150
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	24,000.00	22,768	100%		22,768
Total Acres 0.45						22,768

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	700 Sqft	Grade C 100	Base		87,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,940
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,018
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1982	TYPICAL	TYPICAL	Above Average	Typical	93,094
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				70%	90%	100%
						58,649

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	378	C 100	23,285	Avq+	70%	90%	100%	14,669
Encl Frame Porch	1900	315	C 100	8,960	Avq+	70%	100%	100%	6,272
1 Story/BASEMENT	1900	203	C 100	12,505	Avq+	70%	90%	100%	7,878
Encl Frame Porch	1900	120	C 100	3,500	Avq+	70%	100%	100%	2,450
1.50 ST GARAGE..	1900	1025	C 100	18,655	Avq+	70%	100%	100%	13,058
Frame Bay Window	1900	12	C 100	622	Avq+	70%	90%	100%	392
1,818 SFLA									
Outbuilding Total									44,719

Acpt Land	22,800	Accepted Bldg	103,400	Total	126,200
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Oakland
 Name: JACKSON, BENJAMIN

Valuation Report

07/15/2016

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Map/Lot: 014-005

Account: 1006 Card: 1 of 1

Location: 72 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 12/15/2004
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8244P068
 Reference 2 LE B8245P306
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	24,000.00	23,759	100%		23,759
Total Acres 0.49						23,759

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	83,384
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				81%	100%	100%
						67,541

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
----- SOUND VALUE -----									
Frame Shed	1972			8,064	Avq.	97%	90%	100%	200
Frame Garage	2006	576	C 100	420	Avq.	97%	100%	100%	7,040
Frame Shed	2008	60	C 100	1,747	Avq.	97%	100%	100%	407
Wood Deck	2011	208	C 100	3,500	Avq.	97%	100%	100%	1,695
Jacuzzi #	2011	1	C 100						3,395
1,000 SFLA									12,737

Acpt Land 23,800 **Accepted Bldg** 80,300 **Total** 104,100

Valuation Report

Account: 2970 Card: 1 of 1

Location: 76 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/18/2011
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10693P073
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.43	Acres-Rear Land 1-10	1,600.00	688	100%		688
Total Acres 0.93			Land Total			24,688

Dwelling Description

Replacement Cost New

Conventional	One Story	877 Sqft	Grade C 100	Base	73,343
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,683
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,161
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Full Finished			Attic	15,778
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1906	0	TYPICAL	TYPICAL	Average	Typical	89,279
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	97%	100%
						56,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1906	91	C 100	4,714	Avq.	65%	97%	100%	2,972
Open Frame Porch	1906	273	C 100	3,962	Avq.	65%	97%	100%	2,498
Frame Garage	1906	484	C 100	6,776	Avq.	65%	97%	100%	4,272
Frame Shed	1985			----- S O U N D V A L U E -----					100
Frame Shed	1960	288	D 100	1,613	Avq-	50%	100%	100%	806
Frame Shed	1940	377	C 100	2,639	Avq.	65%	97%	100%	1,664
Frame Garage	1960	324	D 100	3,629	Avq-	65%	100%	100%	2,359
968 SFLA				Outbuilding Total					14,671

Acpt Land 24,700 **Accepted Bldg** 71,000 **Total** 95,700

Valuation Report

Account: 2541 Card: 1 of 1

Location: 106 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Above Street
Utilities All Public
Street Paved
LAND USE..... RES VACANT.....
BUILDING USE.... COMMERCIAL.....
Reference 1 B3884P206
Reference 2
Tran/Land/Bldg 1 1 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.86	Acres-Rear Land 1-10	1,600.00	2,976	100%		2,976
Total Acres 2.36			Land Total			26,976

Dwelling Description

Replacement Cost New

Conventional	Two Story	2,750 Sqft	Grade C 100	Base	311,388
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-25,025
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-21,175
Rooms	24	HEARTH	ONE HEARTH		
Bedrooms	16	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	23,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	0	TYPICAL	TYPICAL	Below Average	Typical	288,708	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	77%	100%	133,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1850	162	C 100	2,408	Avq-	60%	100%	100%	1,445
Open Frame Porch	1850	259	C 100	3,766	Avq-	60%	100%	100%	2,260
2S Open Fr Porch	1850	117	C 100	2,667	Avq-	60%	100%	100%	1,600
Frame Shed	1850	216	D 100	1,210	Fair	50%	100%	100%	605
5,500 SFLA									5,910
Outbuilding Total									5,910

Acpt Land 27,000 **Accepted Bldg** 139,300 **Total** 166,300

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/24/2015
 Sale Price 117,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12179P214
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 41 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.03	Acres-Rear Land 1-10	1,600.00	1,648	100%		1,648
Total Acres 1.53			Land Total			25,648

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 100	Base	115,909
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,864
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	122,293			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	112,510			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1990	896	C 100	12,544	Avq.	92%	100%	100%	11,540
Wood Deck	1990	120	C 100	1,008	Avq.	92%	100%	100%	927
1,568 SFLA									
Outbuilding Total								12,467	

Acpt Land 25,600 **Accepted Bldg** 125,000 **Total** 150,600

Valuation Report

Account: 735 Card: 1 of 1

Location: 112 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1999
 Sale Price 78,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6002P214

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.79	Acres-Rear Land 1-10	1,600.00	1,264	100%		1,264
Total Acres 1.29			Land Total			25,264

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	211 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,363
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	89,335
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	78,615	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	192	C 100	1,613	Avq+	88%	100%	100%	1,419
Frame Garage	1980	320	D 100	3,584	Fair	79%	100%	100%	2,831
Frame Garage	1980	672	D 100	7,526	Avq+	88%	100%	100%	6,623
Jacuzzi #	1999	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,056 SFLA									14,268

Outbuilding Total 14,268

Acpt Land 25,300 Accepted Bldg 92,900 Total 118,200

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B9678P103
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.95	Acres-Rear Land 1-10	1,600.00	3,120	100%		3,120
Total Acres 2.45			Land Total			27,120

Dwelling Description

Replacement Cost New

Garrison	Two Story	825 Sqft	Grade C 100	Base	105,210
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-5,486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,066
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	Floor & Stairs			Attic	2,310
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,155
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1784	1950	TYPICAL	TYPICAL	Below Average	Typical	109,145
Functional Obsolescence						Value(Rcnld)
LAYOUT.....						
Economic Obsolescence		None		60%	81%	100%
LAYOUT.....						53,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1784	28	C 100	924	Avq-	60%	100%	100%	554
2 Story/BASEMENT	1784	240	C 100	21,000	Avq-	60%	81%	100%	10,206
Unfinished Attic	1784	240	C 100	672	Avq-	60%	92%	100%	371
Unfinished Attic	1784	120	C 100	336	Avq-	60%	92%	100%	186
ONE STORY FRAME	1784	120	C 100	6,216	Avq-	60%	81%	100%	3,021
Frame Shed	1784	120	C 100	840	Avq-	60%	100%	100%	504
2 STORY SHED....	1784	180	C 100	1,890	Avq-	60%	100%	100%	1,134
Frame Shed	1985	128	C 100	896	Avq.	89%	100%	100%	797
Open Frame Porch	1985	128	C 100	1,932	Avq.	89%	100%	100%	1,719
1.50 ST BARN....	1900	825	C 100	16,170	Avq.	65%	50%	100%	5,255
2,250 SFLA									
Outbuilding Total									23,747

Acpt Land 27,100 **Accepted Bldg** 76,800 **Total** 103,900

Valuation Report

Map/Lot: 014-009-1

Account: 3350 Card: 1 of 1

Location: 122 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 06/23/2003
Sale Price 145,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7472P071

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.35	Acres-Rear Land 1-10	1,600.00	560	100%		560
Total Acres 0.85			Land Total			24,560

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,643
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	121,508
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	98%	100%	113,124	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1994	120	C 100	840	Avq.	94%	100%	100%	790
ONE STORY FRAME	1999	560	C 110	31,909	Avq.	97%	98%	100%	30,333
Frame Garage	1999	240	C 100	3,360	Avq.	97%	100%	100%	3,259
Open Frame Porch	2000	192	C 100	2,828	Avq.	97%	100%	100%	2,743
Wood Deck	2000	880	C 100	7,392	Avq.	97%	100%	100%	7,170
1,904 SFLA									44,295
Outbuilding Total									44,295

Acpt Land

24,600

Accepted Bldg

157,400

Total

182,000

Valuation Report

Account: 2210 Card: 1 of 1

Location: 134 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/2000
Sale Price 33,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B6222P036

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	24,000.00	23,020	100%		23,020
Total Acres 0.46				Land Total		23,020

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	504 Sqft	Grade C 100	Base	70,513
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,117
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	1950	TYPICAL	TYPICAL	Good	Typical	68,396			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	97%	100%			
Value(Rcnld)						49,758			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1890	270	C 100	13,986	Good	75%	100%	100%	10,490
Unfinished Attic	1890	270	C 100	756	Good	75%	100%	100%	567
Frame Shed	1890	150	C 100	1,050	Good	75%	100%	100%	788
Frame Shed	1890			----- S O U N D V A L U E -----					100
Wood Deck	2007	160	B 100	1,721	Avg.	97%	100%	100%	1,669
1,152 SFLA									13,614
Acpt Land		23,000	Accepted Bldg		63,400	Total			86,400

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/1999
 Sale Price 98,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6036P124

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
2.81	Acres-Rear Land 1-10	1,600.00	4,496	100%		4,496
Total Acres 3.31			Land Total			28,496

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	624 Sqft	Grade C 100	Base	76,819
Exterior	ASBESTOS/ASPHALT	Masonry Trim	136Sqft	Trim	571
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1970	TYPICAL	TYPICAL	Above Average	Typical	84,701
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	97%	100%	57,512	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	114	C 100	5,905	Avq+	70%	97%	100%	4,009
1 Story/BASEMENT	1920	648	C 100	39,917	Avq+	70%	97%	100%	27,104
Finished Attic	1920	648	C 100	11,340	Avq+	70%	97%	100%	7,700
Frame Garage	1920	540	C 100	7,560	Avq+	70%	100%	100%	5,292
Frame Shed	1960	80	D 100	448	Avq-	65%	100%	100%	291
Frame Garage	1960	600	D 100	6,720	Avq-	65%	100%	100%	4,368
Frame Shed	1960	299	D 100	1,674	Avq-	60%	100%	100%	1,004
1.75 ST BARN....	1960	675	D 100	11,340	Avq-	60%	50%	100%	3,402
Frame Shed	1960	48	D 100	269	Avq-	60%	100%	100%	161
Swimming Pool	1980	1	C 100	7,000	Avq.	99%	100%	100%	6,930
2,178 SFLA									60,261

Acpt Land 28,500 **Accepted Bldg** 117,800 **Total** 146,300

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9887P070
Reference 2

Sale Data
Sale Date 10/16/2008
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	24,000.00	18,278 100%		18,278
Total Acres 0.29				Land Total	18,278

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	680 Sqft	Grade C 100	Base	85,691
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-7,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	1,666
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1854	1960	OLD TYPE	TYPICAL	Average	Typical	79,503			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	97%	100%	50,127				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1854	140	C 100	8,624	Avq.	65%	100%	100%	5,606
Finished Attic	1854	140	C 100	2,450	Avq.	65%	100%	100%	1,593
1.25 ST SHED....	1854	210	C 100	1,691	Avq.	65%	100%	100%	1,099
1.50 ST BARN....	1854	484	D 100	7,589	Avq.	65%	50%	100%	2,466
1,400 SFLA									
Outbuilding Total									10,764

Acpt Land 18,300 **Accepted Bldg** 60,900 **Total** 79,200

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/02/2007
 Sale Price 49,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B9268P282

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	24,000.00	13,994 100%		13,994
Total Acres 0.17				Land Total	13,994

Dwelling Description

Replacement Cost New

Ranch	One Story	600 Sqft	Grade D 110	Base	49,526
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-6,283
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,478
Rooms	2	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1950	1990	TYPICAL	TYPICAL	Average	Inadeq.	42,504					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)					
None		None		68%	95% 100%	27,458					
Outbuildings/Additions/Improvements						Value Rcnld					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
Frame Shed	1950	96	D 110	591	Avq.	68%	100%	100%			
Wood Deck	1950	84	D 110	620	Avq.	68%	100%	100%			
600 SFLA						Outbuilding Total					
Acpt Land						14,000	Accepted Bldg		28,300	Total	42,300

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2261P331
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 34 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.32	Acres-Rear Land 1-10	1,600.00	512	100%		512
Total Acres 0.82			Land Total			24,512

Dwelling Description

Replacement Cost New

Conventional	Two Story	580 Sqft	Grade C 90	Base	70,599
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-3,471
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,572
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	756
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,462
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1855	0	TYPICAL	TYPICAL	Below Average	Typical	68,994	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	97%	100%	40,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1855	182	C 90	8,485	Avq-	60%	100%	100%	5,091
Frame Shed	1855	217	C 90	1,366	Avq-	60%	100%	100%	820
Encl Frame Porch	1855	91	C 90	2,419	Avq-	60%	100%	100%	1,451
Encl Frame Porch	1960	136	D 100	3,158	Avq-	70%	100%	100%	2,211
1.50 ST SHED....	1960	212	D 100	1,543	Avq-	70%	100%	100%	1,080
Open Frame Porch	1960	247	D 100	2,878	Avq-	70%	100%	100%	2,015
Unfinished Attic	1855	182	C 90	459	Avq-	60%	97%	100%	267
1,342 SFLA									12,935

Acpt Land	24,500	Accepted Bldg	53,100	Total	77,600
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Oakland
 Name: BREWSTER, ELBERT

Valuation Report

07/15/2016

Page 1367

Map/Lot: 014-014

Account: 2395 Card: 1 of 1

Location: 152 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2040P263
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 64 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	24,000.00	13,994 100%		13,994
Total Acres 0.17				Land Total	13,994

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base	76,722
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-3,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1896	1960	TYPICAL	TYPICAL	Average	Typical	77,896
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	50,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1896	110	C 100	6,776	Avq.	65%	100%	100%	4,404
1 Story/BASEMENT	1896	312	C 100	19,219	Avq.	65%	100%	100%	12,492
Finished Attic	1896	312	C 100	5,460	Avq.	65%	100%	100%	3,549
2.00 ST BARN....	1896	660	C 100	14,784	Avq.	65%	50%	100%	4,805
1,586 SFLA									
Outbuilding Total									25,250

Acpt Land 14,000 **Accepted Bldg** 75,900 **Total** 89,900

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/1999
Sale Price 27,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5986P062

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	24,000.00	12,700 100%		12,700
Total Acres 0.14				Land Total	12,700

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	887 Sqft	Grade B 100	Base	94,668
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	665 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,917
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,798
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	114,759			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	95%	100%	105,750		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2006	96	B 100	1,900	Avq.	97%	100%	100%	1,843
Open Frame Porch	2006	40	B 100	896	Avq.	97%	100%	100%	869
Open Frame Porch	2006	30	B 100	717	Avq.	97%	100%	100%	695
887 SFLA				Outbuilding Total					3,407

Acpt Land 12,700 **Accepted Bldg** 109,200 **Total** 121,900

Oakland
 Name: MAILHOT, MICHELE R.

Valuation Report

07/15/2016

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Map/Lot: 014-016

Account: 2426 Card: 1 of 1

Location: 12 LIBBY HILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3278P285
 Reference 2 B9258P106
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000	
0.14	Acres-Rear Land 1-10	1,400.00	196	100%		196	
Total Acres 0.64						Land Total	21,196

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	496 Sqft	Grade C 95	Base	66,332
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-5,442
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,032
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1980	TYPICAL	TYPICAL	Above Average	Typical	62,922
Functional Obsolescence						Value(Rcnld)
None						40,588

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.5 Story/BSMT	1850	405	C 95	29,680	Avq+	70%	97%	95%	19,145
ONE STORY FRAME	1850	150	C 95	7,381	Avq+	70%	97%	95%	4,762
Frame Garage	1960	582	D 100	6,518	Avq.	74%	100%	95%	4,582
1,626 SFLA									
Outbuilding Total									28,489

Acpt Land 21,200 **Accepted Bldg** 69,100 **Total** 90,300

Valuation Report

Account: 2411 Card: 1 of 1

Location: 18 LIBBY HILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/13/2006
Sale Price 59,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B9066P330

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	21,000.00	19,922 100%		19,922
Total Acres 0.45			Land Total		19,922

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	80,172
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,656
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Average	Typical	82,761
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	86%	94%	95%	63,559	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	60	C 100	3,108	Avq.	86%	96%	95%	2,437
Open Frame Porch	1980	35	C 100	630	Avq.	86%	100%	95%	515
2 Story/BASEMENT	1980	156	C 100	13,650	Avq.	86%	96%	95%	10,706
Frame Garage	1980	864	C 100	12,096	Avq.	86%	100%	95%	9,883
ONE STORY FRAME	1980	736	C 100	38,125	Avq.	86%	96%	95%	29,903
2,186 SFLA									53,444

Acpt Land 19,900 **Accepted Bldg** 117,000 **Total** 136,900

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3966P171
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	21,000.00	15,432 100%		15,432
Total Acres 0.27				Land Total	15,432

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	801 Sqft	Grade C 100	Base	98,049
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,364
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,455
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	TYPICAL	TYPICAL	Average	Typical	98,980
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	97%	95%
						59,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1890	24	C 100	1,478	Avq.	65%	100%	95%	913
Open Frame Porch	1890	24	C 100	476	Avq.	65%	100%	95%	294
Encl Frame Porch	1890	90	C 100	2,660	Avq.	65%	100%	95%	1,643
Frame Shed	1950	252	C 100	1,764	Avq-	64%	100%	95%	1,073
1.75 ST BARN....	1920	441	C 100	9,261	Avq-	60%	50%	95%	2,639
1,426 SFLA									
Outbuilding Total									6,562

Acpt Land	15,400	Accepted Bldg	65,800	Total	81,200
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2426P203
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	60%	Access	117,862
10.00	Acres-Rear Land 1-10	3,600.00	36,000	210%		75,600
0.25	Acres-Rear Land 11-20	2,160.00	540	100%		540
Total Acres 11.00				Land Total		194,002

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,292 Sqft	Grade C 110	Base	163,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,969
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	TWO HEARTH	HEARTH	1,848
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	Floor & Stairs			Attic	3,979
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1847	0	TYPICAL	TYPICAL	Above Average	Typical	167,675
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	92%	100%
Value(Rcnld)						107,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1847	546	C 100	3,822	Avq-	50%	100%	100%	1,911
Frame Shed	1847	480	C 100	3,360	Avq-	50%	100%	100%	1,680
Frame Garage	1980	1040	C 100	14,560	Avq.	86%	100%	100%	12,522
ONE STORY FRAME	1847	90	C 110	5,128	Avq+	70%	92%	100%	3,303
ONE STORY FRAME	2006	252	B 100	16,709	Avq.	97%	92%	100%	14,911
Wood Deck	2006	288	B 100	3,097	Avq.	97%	100%	100%	3,004
Wood Deck	2006	120	B 100	1,291	Avq.	97%	100%	100%	1,252
2,926 SFLA						Outbuilding Total			38,583

Acpt Land	194,000	Accepted Bldg	146,600	Total	340,600
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Oakland
 Name: SWARTZ, STEVE A.

Valuation Report

07/15/2016

Page 1373

Map/Lot: 014-019

Account: 564 Card: 2 of 2

Location: 23 LIBBY HILL ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2426P203

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1847	150	C 100	2,240	Same	70%	92%	100%	1,443
Open Frame Porch	1847	75	C 100	1,190	Same	70%	92%	100%	766
ONE STORY FRAME	1847	210	C 100	10,878	Same	70%	92%	100%	7,006
Unfinished Attic	1847	210	C 100	588	Same	70%	92%	100%	379
1 & 3/4 STORY FR	1847	394	C 100	28,573	Same	70%	92%	100%	18,401
1.25 ST SHED....	1847	240	C 100	1,932	Avq-	50%	100%	100%	966
Frame Shed	1847	180	C 100	1,260	Avq-	55%	100%	100%	693
1.25 ST SHED....	1847	770	C 100	6,199	Avq-	50%	100%	100%	3,100
1.75 ST BARN....	1847	1932	C 100	40,572	Avq-	50%	100%	100%	20,286
3,826 SFLA									
						Outbuilding Total			53,040
Acpt Land			0	Accepted Bldg			53,000	Total	53,000

Oakland
Name: SWARTZ, STEVE A.

Valuation Report

07/15/2016

Page 1374

Map/Lot:

014-019

Account: 564

Location:

23 LIBBY HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	194,000	146,600	340,600	194,000	146,600	340,600
2	0	53,000	53,000	0	53,000	53,000
TOTAL	194,000	199,600	393,600	194,000	199,600	393,600

Oakland
Name: MAINE, STATE OF

Valuation Report

07/15/2016

Page 1375

Map/Lot:

014-020

Account: 1336 Card: 1 of 1

Location:

MESSALONSKEE LAKE

Neighborhood 32 SUMMER STREET...

Zoning/Use SHORELAND.....
Topography Level
Utilities NoWater/NoSewer
Street No Street

Reference 1 B1515P611

Reference 2

Tran/Land/Bldg 1 4 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	60,000.00	60,000	90%	Vacancy	0	
1.00	Acres-Homesite (Fract)	3,600.00	36,000	50%	Size/Shape	27,000	
1.36	Acres-Frontage 1	39,000.00	53,040	50%	Size/Shape	26,520	
Total Acres 2.36					Land Total	53,520	
Acpt Land		53,500	Accepted Bldg		0	Total	53,500

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/05/2004
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7796P038

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.42	Acres-Rear Land 1-10	1,400.00	588	100%		588
Total Acres 0.92			Land Total			21,588

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	900 Sqft	Grade C 100	Base	97,188
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2004	TYPICAL	TYPICAL	Average	Typical	95,928
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	97%	95%
						70,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970								100
1S AD/GAR.....	2015	728	C 100	54,018	Avq.	97%	97%	95%	48,284
Open Frame Porch	2015	64	B 100	1,326	Avq.	97%	100%	95%	1,222
2,078 SFLA									49,606
Outbuilding Total									49,606

Acpt Land 21,600 **Accepted Bldg** 120,300 **Total** 141,900

Oakland
 Name: MESSALONSKEE STREAM HYDRO LLC

Valuation Report

07/15/2016

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Map/Lot: 014-022

Account: 2582 Card: 1 of 1

Location: 3 LIBBY HILL ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7779P220

Reference 2

Tran/Land/Bldg 1 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	216,000	216,000	0%		0
0.53	Acres-Rear Land 1-10	3,600.00	1,908	0%		0
Total Acres 1.53					Land Total	0

Land	55,000	Bldg Override	55,000	Total	110,000
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Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

014-023

Account: 658 Card: 1 of 1

Location:

SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 4 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	30,000.00	18,493	90%	Vacancy	0
0.19	Acres-Homesite (Fract)	3,600.00	1,908	25%	Size/Shape	4,161
Total Acres 0.19			Land Total			4,161

Acpt Land	4,200	Accepted Bldg	0	Total	4,200
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Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9128P051
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Sale Data
Sale Date 10/30/2006
Sale Price 89,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	24,000.00	18,898 100%		18,898
Total Acres 0.31				Land Total	18,898

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	826 Sqft	Grade C 100	Base	98,282
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,531
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1950	TYPICAL	TYPICAL	Above Average	Typical	100,813
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						70,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1910	126	C 100	7,762	Avq+	70%	100%	100%	5,433
Encl Frame Porch	1910	238	C 100	6,804	Avq+	70%	100%	100%	4,763
1 ST ATT.SHED...	1910	96	C 100	672	Avq+	70%	100%	100%	470
Frame Shed	1960	240	D 100	1,344	Avq-	60%	100%	100%	806
Frame Garage	1960	432	D 100	4,838	Avq-	65%	100%	100%	3,145
1,572 SFLA									
Outbuilding Total									14,617

Acpt Land 18,900 **Accepted Bldg** 85,200 **Total** 104,100

Valuation Report

Account: 476 Card: 1 of 1

Location: 151 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography LevelAbove Street
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7272P269
 Reference 2

Sale Data
 Sale Date 02/10/2003
 Sale Price 83,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.04	Acres-Frontage 1	4,000.00	160	100%		160
Total Acres 0.54			Land Total			24,160

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	988 Sqft	Grade C 100	Base	106,320
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,652
Rooms	10	HEARTH	TWO HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1940	OLD TYPE	Old Type	Fair	Typical	111,257
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
OTHER.....		None		50%	74%	100%
						41,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1850	750	C 100	57,855	Fair	50%	74%	100%	21,407
ONE STORY FRAME	1850	416	C 100	21,549	Fair	50%	74%	100%	7,973
Open Frame Porch	1850	120	C 100	1,820	Fair	50%	80%	100%	728
1.50 ST ATT SHED	1850	425	C 100	3,867	Fair	50%	80%	100%	1,547
Open Frame Porch	1850	275	C 100	3,990	Fair	50%	80%	100%	1,596
1.75 ST BARN....	1850	1116	C 100	23,436	Avq.	65%	50%	100%	7,616
Frame Shed	1850	372	C 100	2,604	Avq-	60%	70%	100%	1,093
Frame Shed	1850	48	C 100	336	Avq-	60%	70%	100%	141
3,023 SFLA									42,101

Acpt Land 24,200 **Accepted Bldg** 83,300 **Total** 107,500

Valuation Report

Account: 624 Card: 1 of 1

Location: 147 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/27/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9840P095
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.32	Acres-Rear Land 1-10	1,600.00	512	100%		512
Total Acres 0.82			Land Total			24,512

Dwelling Description

Replacement Cost New

Conventional	Two Story	396 Sqft	Grade C 100	Base	65,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-5,821
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,951
Rooms	9	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,109
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1876	1950	TYPICAL	TYPICAL	Above Average	Typical	63,111
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	99%	100%
						43,736

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1876	405	C 100	33,340	Avq+	70%	99%	100%	23,105
ONE STORY FRAME	1876	273	C 100	14,141	Avq+	70%	99%	100%	9,800
Open Frame Porch	1876	35	C 100	630	Avq+	70%	100%	100%	441
1 ST ATT.SHED...	1876	176	D 100	986	Avq.	65%	100%	100%	641
Frame Shed	1960	200	D 100	1,120	Avq.	74%	70%	100%	580
1 ST BARN.....	1876	902	C 100	15,154	Avq.	65%	50%	100%	4,925
Open Frame Porch	1876	135	C 100	2,030	Avq+	70%	100%	100%	1,421
1,774 SFLA									40,913

Acpt Land 24,500 **Accepted Bldg** 84,600 **Total** 109,100

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1194P232

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	24,000.00	23,020	100%		23,020
Total Acres 0.46						23,020

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	720 Sqft	Grade C 95	Base		80,208
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-2,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTHS	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	0	Half Baths	1	Plumbing		-798
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,436
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1796	1950	OLD TYPE	Old Type	Poor	Inadeq.	75,101			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		None		45%	88%	100%	29,740		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1796	294	C 95	17,205	Poor	45%	88%	100%	6,813
1,374 SFLA				Outbuilding Total					6,813

Acpt Land 23,000 **Accepted Bldg** 36,600 **Total** 59,600

Valuation Report

Account: 773 Card: 1 of 1

Location: 135 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/31/2003
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7712P237

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	24,000.00	19,200 100%		19,200
Total Acres 0.32				Land Total	19,200

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	972 Sqft	Grade C 100	Base	113,091
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,977
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	1950	OLD TYPE	Old Type	Fair	Typical	118,588	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
COND/DES/UTIL...		None		50%	94% 100%	55,736	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Encl Frame Porch	1900	90	C 100	2,660	Fair	1,263	
Open Frame Porch	1900	133	C 100	2,002	Fair	951	
Frame Garage	1900	322	D 100	3,606	Avq.	2,344	
Frame Shed	2009	96	C 100	672	Avq.	652	
Wood Deck	2009	192	B 100	2,065	Avq.	2,003	
1,701 SFLA						Outbuilding Total	7,213
Acpt Land		19,200	Accepted Bldg		62,900	Total	82,100

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/29/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10903P184

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.00	Acres-Frontage 1	4,000.00	4,000	100%		4,000
8.50	Acres-Rear Land 1-10	1,600.00	13,600	100%		13,600
Total Acres 10.00						Land Total 41,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade D 100	Base	68,678
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	70,694
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	63,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1987	216	D 100	4,950	Avq.	90%	100%	100%	4,455
Frame Shed	1950	1029	D 100	5,762	Fair	40%	30%	100%	692
1.50 ST BARN....	1950	1666	D 100	26,123	Fair	30%	40%	100%	3,135
Frame Shed	1950	637	D 100	3,567	Fair	40%	30%	100%	428
Open Frame Porch	2008	96	D 100	1,187	Avq.	97%	100%	100%	1,151
Frame Shed	1987			---- SOUND VALUE ----					200
Frame Garage	2001			---- SOUND VALUE ----					1,000
Frame Garage	2009	896	B 100	16,057	Avq.	97%	100%	100%	15,575
Frame Garage	2009	360	B 100	6,451	Avq.	97%	100%	100%	6,257
1,080 SFLA									
Outbuilding Total									32,893

Acpt Land 41,600 **Accepted Bldg** 96,500 **Total** 138,100

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B3168P145
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.24	Acres-Rear Land 1-10	1,600.00	384	100%		384
Total Acres 0.74			Land Total			24,384

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,358 Sqft	Grade C 100	Base	162,182
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1358 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,012
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,692
Rooms	16	HEARTH	ONE HEARTH		
Bedrooms	11	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	Floor & Stairs			Attic	3,802
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	2000	TYPICAL	TYPICAL	Average	Typical	200,088			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	92%	78%	100%	143,583				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2001	48	C 100	403	Avq.	97%	100%	100%	391
Frame Shed	2001	192	C 100	1,344	Avq.	97%	100%	100%	1,304
2,716 SFLA									
Outbuilding Total								1,695	

Acpt Land 24,400 **Accepted Bldg** 145,300 **Total** 169,700

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Below Street
 Utilities All Public
 Street Paved

Reference 1 B3588P126
 Reference 2 B6373P191
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	24,000.00	17,307	80%	Topoqrphy	13,845
Total Acres 0.26					Land Total	13,845

Dwelling Description				Replacement Cost New	
Conventional	One Story	640 Sqft	Grade D 105	Base	50,332
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,411
Attic	Full Finished			Attic	10,466
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-753
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Fair	Typical	59,198
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	100%
						29,599
Outbuildings/ Additions/ Improvements						
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Encl Frame Porch	2014	192	C 100	5,516	Avq.	3,211
Wood Deck	1900	200	D 105	1,411	Fair	706
640 SFLA						3,917

Acpt Land	13,800	Accepted Bldg	33,500	Total	47,300
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Valuation Report

Account: 1008 Card: 1 of 1

Location: 103 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 06/25/2012
Sale Price 21,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B11079P139
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.57	Acres-Rear Land 1-10	1,600.00	912	100%		912
Total Acres 1.07			Land Total			24,912

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story WOOD SHINGLE 1 OTHER Units-0	770 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	84,108 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,911
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1907	1985	TYPICAL	TYPICAL	Above Average	Typical	82,709
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	100%	100%	57,896	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1907	180	C 90	4,662	Avq+	70%	100%	100%	3,263
Wood Deck	1907	96	C 90	725	Avq+	70%	100%	100%	507
1 ST BARN.....	1907	784	C 100	13,171	Avq+	75%	50%	100%	4,939
1,348 SFLA									8,709
Outbuilding Total									8,709

Acpt Land 24,900 **Accepted Bldg** 66,600 **Total** 91,500

Valuation Report

Account: 1511 Card: 1 of 1

Location: 99 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography RollingBelow Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 03/14/2005
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8336P047

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	90%	Topoqraphy	21,600
1.25	Acres-Rear Land 1-10	1,600.00	2,000	100%		2,000
Total Acres 1.75					Land Total	23,600

Dwelling Description

Replacement Cost New

Ranch	One Story	612 Sqft	Grade C 100	Base	57,019
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,508
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	58,527
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	80%	100%	100%	46,822	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	1970	224	C 100	627	Avq.	80%	100%	100%	502
1S GAR/BSMT.....	1970	320	D 100	5,018	Avq.	80%	100%	100%	4,014
Wood Deck	2007	224	B 100	2,408	Avq.	97%	100%	100%	2,336
612 SFLA									
Outbuilding Total									6,852

Acpt Land 23,600 **Accepted Bldg** 53,700 **Total** 77,300

Valuation Report

Map/Lot: 014-035

Account: 2882 Card: 1 of 1

Location: 93 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/23/2014
 Sale Price 131,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11696P261
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.69	Acres-Rear Land 1-10	1,600.00	1,104	100%		1,104
Total Acres 1.19			Land Total			25,104

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	598 Sqft	Grade B 100	Base	100,633
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,299
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	107,158
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
OTHER.....	None	97%	94%	100%	97,707	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1980	336	C 100	26,107	Avq+	88%	97%	100%	22,285
1S AD/GAR.....	1980	392	C 100	29,086	Avq.	86%	97%	100%	24,264
Wood Deck	1980	80	B 100	860	Avq.	86%	100%	100%	740
2,110 SFLA						Outbuilding Total			47,289

Acpt Land 25,100 **Accepted Bldg** 145,000 **Total** 170,100

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/21/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9676P230

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	24,000.00	22,768	100%		22,768
Total Acres 0.45				Land Total		22,768

Dwelling Description

Replacement Cost New

Other	One Story	552 Sqft	Grade D 100	Base	42,659
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-618
Fin. Basement Area	552 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,182
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,088
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	1985	TYPICAL	TYPICAL	Average	Typical	50,991
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
STYLE.....		None		77%	90%	100%
						35,337

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	330	D 100	13,675	Avq.	77%	90%	100%	9,477
Open Frame Porch	1965	50	D 100	672	Avq.	77%	90%	100%	465
Frame Shed	1965	280	D 100	1,568	Avq.	70%	100%	100%	1,098
Frame Shed	1965	120	D 100	672	Avq-	60%	100%	100%	403
Frame Garage	1965	840	D 100	9,408	Avq.	75%	100%	100%	7,056
882 SFLA									18,499

Outbuilding Total 18,499

Acpt Land 22,800 Accepted Bldg 53,800 Total 76,600

Valuation Report

Map/Lot: 014-037

Account: 2823 Card: 1 of 1

Location: 87 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/1995
 Sale Price 102,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4850P024

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.61	Acres-Rear Land 1-10	1,600.00	2,576	100%		2,576
Total Acres 2.11					Land Total	26,576

Dwelling Description

Replacement Cost New

Conventional	Two Story	988 Sqft	Grade C 110	Base	132,298
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,565
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,356
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	Floor & Stairs			Attic	3,043
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1980	TYPICAL	TYPICAL	Above Average	Typical	143,062
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	92%	100%
						92,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1990	456	C 110	41,292	Avq.	92%	92%	100%	34,950
Open Frame Porch	1990	336	C 100	4,844	Avq.	92%	100%	100%	4,456
Frame Shed	1870	100	D 100	560	Avq-	60%	100%	100%	336
1.50 ST GARAGE..	2001	624	B 100	14,536	Avq.	97%	100%	100%	14,100
ONE STORY FRAME	2002	228	C 110	12,992	Avq.	97%	92%	100%	11,594
Wood Deck	2002	144	C 100	1,210	Avq.	97%	100%	100%	1,174
3,002 SFLA									
Outbuilding Total									66,610

Acpt Land

26,600

Accepted Bldg

158,700

Total

185,300

Valuation Report

Map/Lot: 014-038

Account: 2413 Card: 1 of 1

Location: 83 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2000
 Sale Price 39,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6195P108-JT
 Reference 2 B7284P321-TC
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.29	Acres-Rear Land 1-10	1,600.00	464	100%		464
Total Acres 0.79			Land Total			24,464

Dwelling Description

Replacement Cost New

Ranch	One Story	624 Sqft	Grade C 95	Base	54,870
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,461
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Good	Typical	56,331
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	97%	100%
						52,455

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2002	840	C 100	43,512	Avq.	97%	100%	100%	42,207
Wood Deck	2009	140	C 110	1,294	Avq.	97%	100%	100%	1,255
Frame Shed	2012	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1,464 SFLA	Outbuilding Total								44,505

Acpt Land 24,500 **Accepted Bldg** 97,000 **Total** 121,500

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 10/17/2003
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B7706P173

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.41	Acres-Rear Land 1-10	1,400.00	574	100%		574
Total Acres 0.91			Land Total			21,574

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	79,284
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	73%	100%	95%	54,983	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
ONE STORY FRAME	1957	168	C 100	8,702	Avq.	73%	100%	95%	6,034	
Open Frame Porch	1957	168	C 100	2,492	Avq.	73%	100%	95%	1,728	
Frame Garage	1980	780	C 100	10,920	Avq.	86%	100%	95%	8,921	
Frame Shed	1957								100	
----- S O U N D V A L U E -----									100	
1,104 SFLA									Outbuilding Total	16,783

Acpt Land 21,600 **Accepted Bldg** 71,800 **Total** 93,400

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6282P274
 Reference 2 B8870P338
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000	
0.09	Acres-Rear Land 1-10	1,400.00	126	100%		126	
Total Acres 0.59						Land Total	21,126

Dwelling Description

Replacement Cost New

Ranch	One Story	648 Sqft	Grade D 100	Base	47,389
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-726
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1970	TYPICAL	TYPICAL	Fair	Typical	39,043
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	100%	95%
						18,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1940	420	D 100	17,405	Fair	50%	100%	95%	8,267
Open Frame Porch	1940	32	D 100	470	Fair	50%	100%	95%	223
1 ST ATT.SHED...	1940	84	D 100	470	Fair	50%	100%	95%	223
Frame Shed	1960	96	D 100	538	Avq-	60%	100%	95%	307
1,068 SFLA									
Outbuilding Total									9,020

Acpt Land	21,100	Accepted Bldg	27,600	Total	48,700
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Valuation Report

Account: 1931 Card: 1 of 1

Location: 25 EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 09/09/2015
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12271P81
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	21,000.00	18,783 100%		18,783
Total Acres 0.40			Land Total		18,783

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New	
Exterior	One Story	0 Sqft	Grade D 100
Dwelling Units	OTHER	Masonry Trim	None
	1 OTHER Units-0	Roof Cover	Asphalt Shingles
Foundation	Piers	Basement	None
Fin. Basement Area	None	Basement Gar	None
Heating	100%	Cooling	0% None
Rooms	0	HEARTH	ONE HEARTH
Bedrooms	0	Add Fixtures	0
Baths	1	Half Baths	0
Attic	None		Plumbing
FirePlaces	0		Attic
Insulation	Minimal		Fireplace
Unfin. Living Area	NONE		Insulation
			Unfinished

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Fair	Typical	39,043
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		%	100%	95%
						Value Rcnld
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
14 Mobile Home.	1994	14X76	B 100	30,580	Avq.	55%	100%	95%	15,978
MH SLAB.....	2001	1064	C 100	3,724	Avq.	97%	100%	95%	3,431
Frame Shed	1980	72	D 100	403	Avq.	86%	100%	95%	330
Frame Garage	1980	672	D 100	7,526	Avq.	86%	100%	95%	6,148
Frame Shed	1980	96	C 100	672	Avq-	84%	100%	95%	536
1,064 SFLA									
Outbuilding Total									26,423

Acpt Land 18,800 **Accepted Bldg** 26,400 **Total** 45,200

Oakland
 Name: PULLEN, MARGO A.

Valuation Report

07/15/2016

Page 1396

Map/Lot: 014-042

Account: 704 Card: 1 of 1

Location: 19 EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/1997
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5316P270JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
2.22	Acres-Rear Land 1-10	1,400.00	3,108	100%		3,108
Total Acres 2.72			Land Total			24,108

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	470 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,238
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,643
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1985	TYPICAL	TYPICAL	Good	Typical	130,132
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	88%	100%	95%	108,790	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnd
Wood Deck	1985	244	C 110	2,254	Good	1,885
Frame Garage	1985	900	C 100	12,600	Good	10,534
1,344 SFLA						12,419

Acpt Land 24,100 **Accepted Bldg** 121,200 **Total** 145,300

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1999
 Sale Price 29,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9776P060

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	21,000.00	17,317	100%		17,317
Total Acres 0.34			Land Total			17,317

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	TYPICAL	TYPICAL	Average	Typical	80,821	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		94%	100%	95%	72,173

Acpt Land 17,300 **Accepted Bldg** 72,200 **Total** 89,500

Oakland
 Name: DONAHUE, GERALD W.

Valuation Report

07/15/2016

Page 1398

Map/Lot: 014-044

Account: 2805 Card: 1 of 1

Location: 26 EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2148P349

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
1.20	Acres-Rear Land 1-10	1,400.00	1,680	100%		1,680
Total Acres 1.70			Land Total			22,680

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	400 Sqft	Grade C 100	Base	62,775
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	1960	OLD TYPE	Old Type	Below Average	Typical	63,615	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
COND/DES/UTIL...		None		60%	95%	95%	34,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1850	88	C 100	5,421	Avq-	60%	95%	95%	2,936
2 Story/BASEMENT	1850	357	C 100	31,237	Avq-	60%	95%	95%	16,915
1.75 ST BARN....	1850	480	C 100	10,080	Avq.	60%	50%	95%	2,873
Open Frame Porch	1850	230	C 100	3,360	Avq-	60%	95%	95%	1,819
1,502 SFLA						Outbuilding Total			24,543

Acpt Land 22,700 **Accepted Bldg** 59,000 **Total** 81,700

Oakland
 Name: DONAHUE, GERALD W.

Valuation Report

07/15/2016

Page 1399

Map/Lot: 014-045

Account: 2153 Card: 1 of 1

Location: EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	06/01/1994
Sale Price	12,250
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4721P227

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	80%	Vacancy	16,800
0.64	Acres-Rear Land 1-10	1,400.00	896	100%		896
Total Acres 1.14					Land Total	17,696

Acpt Land	17,700	Accepted Bldg	0	Total	17,700
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/10/2014
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11848P061
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	21,000.00	19,475 100%		19,475
Total Acres 0.43				Land Total	19,475

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	308 Sqft	Grade C 100	Base	50,929
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-2,803
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,328
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Above Average	Typical	51,554
Functional Obsolescence						Value(Rcnld)
None						34,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1 & 3/4 STORY FR	1900	350	C 100	25,382	Avq+	70%	100%	95%	16,879
1 & 3/4 STORY FR	1900	196	C 100	14,214	Avq+	70%	100%	95%	9,452
Open Frame Porch	1900	154	C 100	2,296	Avq+	70%	100%	95%	1,527
Encl Frame Porch	1900	210	C 100	6,020	Avq+	70%	100%	95%	4,003
ONE STORY FRAME	1900	36	C 100	1,865	Avq+	70%	100%	95%	1,240
Encl Frame Porch	1900	45	C 100	1,400	Avq+	70%	100%	95%	931
ONE STORY FRAME	1900	154	C 100	7,977	Avq+	70%	100%	95%	5,305
Unfinished Attic	1900	154	C 100	431	Avq+	70%	100%	95%	287
1.50 ST BARN....	1900	528	C 100	10,349	Avq-	60%	50%	95%	2,949
Frame Shed	1900			----- SOUND VALUE -----					100
1,684 SFLA				Outbuilding Total					42,673

Acpt Land	19,500	Accepted Bldg	77,000	Total	96,500
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Oakland
 Name: HANSON, LAUREL E.

Valuation Report

07/15/2016

Page 1401

Map/Lot: 014-047

Account: 971 Card: 1 of 1

Location: 40 EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2996P231

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	21,000.00	16,535	100%		16,535
Total Acres 0.31				Land Total		16,535

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	667 Sqft	Grade C 95	Base	80,342
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,732
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,596
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1985	TYPICAL	TYPICAL	Below Average	Typical	84,670
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	100%	95%
						Value(Rcnld)
						48,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	120	C 95	5,905	Avq-	60%	100%	95%	3,366
Open Frame Porch	1940	352	C 95	4,815	Avq-	60%	100%	95%	2,745
Encl Frame Porch	1940	32	C 95	984	Avq-	60%	100%	95%	560
Wood Deck	1940	144	C 95	1,149	Avq-	60%	100%	95%	655
1 Story/BASEMENT	1995	364	C 95	21,301	Avq-	60%	100%	95%	12,142
Frame Shed	1950	200	D 100	1,120	Fair	40%	100%	95%	426
Frame Shed	1950	462	D 100	2,587	Fair	40%	80%	95%	787
Frame Shed	1950	120	D 100	672	Fair	40%	100%	95%	256
1.25 ST BARN....	1960	378	C 100	7,302	Avq.	70%	60%	95%	2,914
1,651 SFLA									Outbuilding Total
								23,851	

Acpt Land	16,500	Accepted Bldg	72,100	Total	88,600
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Oakland
 Name: HANSON, LAUREL E.

Valuation Report

07/15/2016

Page 1402

Map/Lot:

014-047-01

Account: 3536 Card: 1 of 1

Location: 42 EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Below Street
 Utilities
 Street Paved

Reference 1 B2996P231

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	21,000.00	24,848	80%	Vacancy	0
0.70	Acres-Homesite (Fract)	1,400.00	896	75%	Access	14,909
Total Acres 0.70					Land Total	14,909

Acpt Land	14,900	Accepted Bldg	0	Total	14,900
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Oakland
 Name: HANSON, LAUREL E.

Valuation Report

07/15/2016

Page 1403

Map/Lot:

014-047-02

Account: 3537 Card: 1 of 1

Location: 44 EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2996P231

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	21,000.00	29,698	100%		29,698
7.49	Acres-Rear Land 1-10	1,400.00	10,486	90%	Topography	9,437
Total Acres 8.49					Land Total	39,135

Acpt Land	39,100	Accepted Bldg	0	Total	39,100
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Neighborhood 1	VILLAGE.....	Sale Data
Zoning/Use	DOWNTOWN RESIDEN	Sale Date 12/11/2006
Topography	Rolling	Sale Price 80,000
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Arms Length Sale

Reference 1 B9182P238
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	21,000.00	16,535	100%		16,535
Total Acres 0.31				Land Total		16,535

Dwelling Description				Replacement Cost New		
Conventional	Two Story	928 Sqft	Grade C 90	Base		105,320
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-3,508
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,780
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1970	TYPICAL	TYPICAL	Below Average	Typical	105,592			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		60%	90%	95%	54,169			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	320	C 90	8,190	Avg-	60%	100%	95%	4,668
Frame Shed	2010	64	C 100	448	Avg.	97%	100%	95%	413
1,856 SFLA									
						Outbuilding Total		5,081	
Acpt Land		16,500		Accepted Bldg		59,300		Total	
								75,800	

Valuation Report

Account: 825 Card: 1 of 1

Location: 73 SOUTH ALPINE STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 10/24/2008
Sale Price 117,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9892P308
Reference 2 #71= GARAGE
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	21,000.00	16,267	100%		16,267
Total Acres 0.30						16,267

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,283 Sqft	Grade C 100	Base	137,694
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-8,532
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Refrig.A/C	Heat	0
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1985	TYPICAL	TYPICAL	Above Average	Typical	133,362
Functional Obsolescence						Value(Rcnld)
Economic Obsolescence						
Overbuilt		None		70%	76%	95%
						67,401

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1890	72	C 100	2,156	Avq+	70%	90%	95%	1,290
Wood Deck	1890	40	C 100	336	Avq+	70%	90%	95%	201
Frame Garage	1990	600	B 100	10,752	Avq.	92%	100%	95%	9,397
1.75 Story/BSMT	1890	483	C 100	39,760	Avq+	70%	76%	95%	20,094
Frame Shed	2011	216	C 100	1,512	Avq.	97%	50%	95%	697
Frame Shed	2011	24	C 100	168	Avq.	97%	100%	95%	155
3,090 SFLA									
Outbuilding Total									31,834

Acpt Land 16,300 **Accepted Bldg** 99,200 **Total** 115,500

Valuation Report

Map/Lot: 014-051

Account: 173 Card: 1 of 1

Location: 65 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2010
 Sale Price 56,352
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10353P171
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.05	Acres-Rear Land 1-10	1,600.00	80	100%		80
Total Acres 0.55				Land Total		24,080

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base	83,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,846
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1865	1998	TYPICAL	TYPICAL	Average	Typical	84,880
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		65%	96% 100%	52,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 STORY FR	1865	286	C 100	19,260	Fair	50%	99%	100%	9,534
Encl Frame Porch	2014	198	C 100	5,684	Avq.	97%	100%	100%	5,513
ONE STORY FRAME	1865	216	C 100	11,189	Avq.	65%	99%	100%	7,200
1.50 ST BARN....	1865	520	C 100	10,192	Avq-	65%	50%	100%	3,312
Encl Frame Porch	1865								100
1,800 SFLA									25,659

Acpt Land 24,100 **Accepted Bldg** 78,600 **Total** 102,700

Valuation Report

Account: 1220 Card: 1 of 1

Location: 61 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/22/2006
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8953P222

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	24,000.00	22,768	100%		22,768
Total Acres 0.45				Land Total		22,768

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New	
Exterior	One & 3/4 Story	0 Sqft	Grade C 100
Dwelling Units	ALUM/VINYL	Masonry Trim	None
	1 OTHER Units-0	Roof Cover	Sheet Metal
			Base
			Trim
			Roof
Foundation	Brick &/or Stone	Basement	Wet Full Bmt
Fin. Basement Area	None	Basement Gar	None
Heating	100%	Cooling	0% None
Rooms	0	HEARTH	ONE HEARTH
Bedrooms	0	Add Fixtures	0
Baths	1	Half Baths	0
Attic	None		Plumbing
FirePlaces	0		Attic
Insulation	Full		Fireplace
Unfin. Living Area	NONE		Insulation
			Unfinished

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Average	Typical	84,880
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		%	96%	100%
						Value(Rcnld)
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12 Mobile Home.	1972	12X56	A 100	25,717	Avq+	60%	100%	100%	15,430
MH BASEMENT.....	1975	672	C 100	6,586	Avq.	83%	100%	100%	5,466
ONE STORY FRAME	1975	336	C 100	17,405	Avq.	83%	100%	100%	14,446
Encl Frame Porch	1975	140	C 100	4,060	Avq.	83%	100%	100%	3,370
Frame Garage	1975	576	C 100	8,064	Avq.	83%	100%	100%	6,693
Open Frame Porch	2011	140	C 100	2,100	Avq.	97%	100%	100%	2,037
Jacuzzi #	2011	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,008 SFLA									
Outbuilding Total									50,837

Acpt Land

22,800

Accepted Bldg

50,800 **Total**

73,600

Valuation Report

Account: 1731 Card: 1 of 1

Location: 57 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 04/01/1998
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5602P067

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	24,000.00	20,365	100%		20,365
Total Acres 0.36						20,365

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	660 Sqft	Grade C 90	Base	77,081
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,495
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,561
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,455
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1995	TYPICAL	TYPICAL	Fair	Typical	75,692
Functional Obsolescence						Value(Rcnld)
Incomplete						
Economic Obsolescence			Phys. %	Func. %	Econ. %	
None			50%	97%	100%	36,711

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	504	C 90	27,941	Avg.	92%	97%	100%	24,935
1 Story/BASEMENT	1990	440	C 90	24,394	Avg.	92%	97%	100%	21,769
Open Frame Porch	1900	126	C 90	1,714	Fair	50%	100%	100%	857
Wood Deck	1900	120	C 90	907	Fair	50%	100%	100%	454
Frame Garage	2009	648	B 100	11,612	Avg.	97%	50%	100%	5,632
2,099 SFLA									53,647

Acpt Land 20,400 **Accepted Bldg** 90,400 **Total** 110,800

Valuation Report

Map/Lot: 014-054

Account: 142 Card: 1 of 1

Location: 51 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities Public WaterSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B5896P213
Reference 2

Sale Data
Sale Date 03/01/1999
Sale Price 79,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.84	Acres-Rear Land 1-10	1,600.00	1,344	100%		1,344
Total Acres 1.34			Land Total			25,344

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	750 Sqft	Grade C 100	Base	91,728
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1950	OLD TYPE	TYPICAL	Average	Typical	88,578
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	97% 100%	55,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	238	C 100	12,328	Avq.	65%	100%	100%	8,013
Unfinished Attic	1860	238	C 100	666	Avq.	65%	100%	100%	433
Encl Frame Porch	1860	119	C 100	3,472	Avq.	65%	100%	100%	2,257
1.50 ST GARAGE..	2008	440	B 100	10,251	Avq.	97%	100%	100%	9,943
1.75 ST BARN....	1860	600	C 100	12,600	Avq.	65%	50%	100%	4,095
1,550 SFLA									24,741
Outbuilding Total									24,741

Acpt Land 25,300 **Accepted Bldg** 80,600 **Total** 105,900

Valuation Report

Account: 1314 Card: 1 of 1

Location: 41 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2014
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11758P230
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.18	Acres-Rear Land 1-10	1,600.00	1,888	100%		1,888
Total Acres 1.68					Land Total	25,888

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	468 Sqft	Grade C 90	Base	61,881
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,816
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-516
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	1960	TYPICAL	TYPICAL	Average	Typical	62,924			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	65%	100%	100%	40,901				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 STORY FR	1810	286	C 90	17,333	Avq.	65%	100%	100%	11,266
Open Frame Porch	1810	100	C 90	1,386	Avq.	65%	100%	100%	901
1 ST ATT.SHED...	1810	169	C 90	1,064	Avq.	65%	100%	100%	692
AV POLE SHED....	1970	168	D 100	753	Avq.	80%	100%	100%	602
Frame Garage	1970	308	C 100	4,312	Avq.	80%	100%	100%	3,450
1,248 SFLA									Outbuilding Total 16,911
Acpt Land		25,900	Accepted Bldg		57,800	Total		83,700	

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/20/2008
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9913P173

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	21,000.00	20,142 100%		20,142
Total Acres 0.46				Land Total	20,142

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	736 Sqft	Grade C 95	Base	85,995
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,937
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,596
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1970	TYPICAL	TYPICAL	Average	Typical	84,654			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	95%	52,274				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1900	315	C 95	8,512	Avq.	65%	100%	95%	5,256
1.75 ST BARN....	1900	484	C 95	9,656	Avq.	65%	50%	95%	2,981
Frame Shed	1900	264	C 95	1,756	Avq-	50%	80%	95%	667
Frame Shed	1900	110	C 100	770	Avq-	50%	80%	95%	293
Wood Deck	2001	128	C 100	1,075	Avq.	97%	100%	95%	991
Open Frame Porch	2001	128	C 100	1,932	Avq.	97%	100%	95%	1,780
1,288 SFLA						Outbuilding Total			11,968
Acpt Land		20,100		Accepted Bldg		64,200		Total	84,300

Valuation Report

Account: 764 Card: 1 of 1

Location: 52 WATER STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use DOWNTOWN RESIDEN
Topography Low
Utilities All Public
Street Paved

Sale Data
Sale Date 01/06/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10317P130
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.33	Acres-Rear Land 1-10	1,600.00	528	50%	Topography	264
Total Acres 0.83					Land Total	24,264

Dwelling Description

Replacement Cost New

Ranch	One Story	920 Sqft	Grade D 110	Base	66,873
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,995
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	GOOD	Very Good	Typical	74,782
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	93%	100%	63,288	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1979	480	D 110	21,881	V.G.	91%	93%	100%	18,518
Wood Deck	1979	138	D 110	1,019	V.G.	91%	100%	100%	927
GAR/SHED BSMT...	1979	216	D 100	1,452	V.G.	91%	100%	100%	1,321
Frame Garage	1979	400	C 100	5,600	V.G.	91%	100%	100%	5,096
1,400 SFLA									
Outbuilding Total									25,862

Acpt Land 24,300 **Accepted Bldg** 89,200 **Total** 113,500

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3497P248

Reference 2

Tran/Land/Bldg 1 4 88

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.10	Acres-Rear Land 1-10	2,500.00	2,750	100%		2,750
Total Acres 1.60					Land Total	77,750

Commercial Description

Occupancy Type	Post Office.....	
Class & Quality	Masonry.....Avg.	
# Dwelling Units	0	
Exterior	Concrete Block	
Stories & Height	1 STORY @ 12'	
Heating/Cooling	Hot Water	
Built	1985	
Remodeled	0	
Base Cost/Sqft	57.20	
Heat-Cool/Sqft	+	6.16
Total	63.36	
Size Factor	X	1.143
Adjusted Cost/Sqft	72.42	
Total Square Feet	X	3,192
Replacement Cost	231,165	
Condition	Average	
% Good Physical	X	.88
Functional	X	1.00
Subtotal	203,425	
Economic Factor	X 1.00	Total Value 203,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	196	C 100	2,884	Avg.	89%	100%	100%	2,567
COV LOAD DOCK...	1985	420	C 100	8,820	Avg.	89%	100%	100%	7,850
3,192 SF									Outbuilding Total 10,417

Acpt Land 77,800 **Accepted Bldg** 213,800 **Total** 291,600

Oakland
 Name: MCGOWAN, DAVID J.

Valuation Report

07/15/2016

Page 1414

Map/Lot: 014-059

Account: 2650 Card: 1 of 1

Location: 9 EAST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 05/01/1994
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4779P028

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 0.63					Land Total	75,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
WAREHOUSE WD....	2003	3760	C 100	95,595	Avg.	97%	100%	100%		92,727
Outbuilding Total										92,727

Acpt Land 75,300 **Accepted Bldg** 92,700 **Total** 168,000

Oakland
 Name: MCGOWAN, DAVID J.

Valuation Report

07/15/2016

Page 1415

Map/Lot:

014-060

Account: 1515 Card: 1 of 1

Location:

68 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2768P323

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	75,000.00	71,151	100%		71,151
Total Acres 0.45				Land Total		71,151

Commercial Description

Occupancy Type	Retail Store....	
Class & Quality	Frame.....Low	
# Dwelling Units	0	
Exterior	Wood Siding	
Stories & Height	1 STORY @ 9'	
Heating/Cooling	Forced Warm Air	
Built	1969	
Remodeled	1991	
Base Cost/Sqft		25.69
Heat-Cool/Sqft	+	3.15
Total		28.84
Size Factor	X	0.913
Adjusted Cost/Sqft		26.33
Total Square Feet	X	6,141
Replacement Cost		161,693
Condition	Good	
% Good Physical	X	.81
Functional	X	1.00
Subtotal		130,971
Economic Factor	X 1.00	Total Value 130,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Frame Shed	1969	3070	C 100	21,490	Good	85%	100%	100%		18,266
6,141 SF							Outbuilding Total			18,266
Acpt Land		71,200	Accepted Bldg			149,200	Total			220,400

Valuation Report

Account: 1900 Card: 1 of 1

Location: 74 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/15/2010
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1 B2790P270

Reference 2

Tran/Land/Bldg 1 2 19

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.35	Acres-Rear Land 1-10	2,500.00	875	100%		875
Total Acres 0.85					Land Total	75,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	2010	54	A 100	1,434	Avg.	97%	100%	100%	1,391
MEDICAL OFF...	2010	4734	A 100	689,270	Avg.	97%	100%	100%	668,592
SINGLE LIGHT....	2010	5	B 100	8,960	Avg.	97%	100%	100%	8,691
						Outbuilding Total			678,674

Acpt Land 75,900 **Accepted Bldg** 678,700 **Total** 754,600

Oakland
 Name: COTE, GERALD R. JR.

Valuation Report

07/15/2016

Page 1417

Map/Lot:

014-062

Account: 2693 Card: 1 of 3

Location:

82 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1481P54

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.04	Acres-Rear Land 1-10	2,500.00	100	100%		100
Total Acres 0.54					Land Total	75,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	1960	7585	D 100	154,273	Avq.	74%	60%	100%	68,497
Open Frame Porch	1960	108	D 100	1,322	Avq-	70%	60%	100%	555
Frame Shed	2008	640	D 100	3,584	Avq.	97%	100%	100%	3,476
						Outbuilding Total			72,528

Acpt Land	75,100	Accepted Bldg	72,500	Total	147,600
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Oakland
 Name: COTE, GERALD R. JR.

Valuation Report

07/15/2016

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Map/Lot:

014-062

Account: 2693 Card: 2 of 3

Location:

82 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1481P54

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	1987	5282	D 100	107,432	Ava.	90%	70%	100%	67,682
Outbuilding Total									67,682
Accpt Land			0	Accepted Bldg		67,700	Total		67,700

Oakland
 Name: COTE, GERALD R. JR.

Valuation Report

07/15/2016

Page 1419

Map/Lot:

014-062

Account: 2693 Card: 3 of 3

Location:

78 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1481P54

Reference 2

Tran/Land/Bldg 1 2 40

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
MAN STEEL.....	1992	3504	D 100	89.517	Avg.	93%	70%	100%	58.276
MAN STEEL.....	2011	616	C 100	19.671	Avg.	97%	100%	100%	19.081
Outbuilding Total									77,357
Acpt Land			0	Accepted Bldg		77,400	Total		77,400

Oakland
Name: COTE, GERALD R. JR.

Valuation Report

07/15/2016

Page 1420

Map/Lot:

014-062

Account: 2693

Location:

78 WATER STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	75,100	72,500	147,600	75,100	72,500	147,600
2	0	67,700	67,700	0	67,700	67,700
3	0	77,400	77,400	0	77,400	77,400
TOTAL	75,100	217,600	292,700	75,100	217,600	292,700

Oakland
 Name: COTE, GERALD R. JR.

Valuation Report

07/15/2016

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Map/Lot:

014-064

Account: 2692 Card: 1 of 1

Location:

82 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Reference 1 B2728P347

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	21,000.00	17,060	95%	Vacancy	16,207
Total Acres 0.33					Land Total	16,207
Acpt Land		16,200	Accepted Bldg	0	Total	16,200

Oakland
 Name: PALMER, DAVID M.

Valuation Report

07/15/2016

Page 1422

Map/Lot:

014-065

Account: 1852 Card: 1 of 1

Location:

86 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3724P260
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	21,000.00	11,112 100%		11,112
Total Acres 0.14				Land Total	11,112

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	910 Sqft	Grade C 100	Base	110,803
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,923
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	123,126
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	78% 95%	59,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	193	C 100	2,842	Avq.	65%	100%	95%	1,755
Open Frame Porch	1920	80	C 100	1,260	Avq.	65%	100%	95%	778
Encl Frame Porch	1920	102	C 100	2,996	Avq.	65%	100%	95%	1,850
ONE STORY FRAME	1920	30	C 100	1,554	Avq.	65%	81%	95%	777
ONE STORY FRAME	1920	18	C 100	932	Avq.	65%	81%	95%	467
1 Story/BASEMENT	1920	364	C 100	22,422	Avq.	65%	81%	95%	11,214
3/4S AD/GAR.....	1920	576	C 100	29,635	Avq.	65%	100%	95%	18,300
2,004 SFLA									
Outbuilding Total									35,141

Acpt Land

11,100

Accepted Bldg

94,400 **Total**

105,500

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 05/01/2001
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6469P064
Reference 2 WATDC-FM-2015-00143 (in file)
Tran/Land/Bldg 1 1 13
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	21,000.00	12,945	100%		12,945
Total Acres 0.19						12,945

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,204 Sqft	Grade C 100	Base	150,186
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-8,849
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,933
Rooms	18	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,760
Attic	Floor & Stairs			Attic	3,371
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Average	Typical	162,401
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	73,518
Location			66%	76%	90%	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	156	C 100	1,310	Avq.	85%	100%	90%	1,005
TWO STORY FRAME	1946	48	C 100	3,730	Avq.	66%	76%	90%	1,689
Open Frame Porch	1946	36	C 100	644	Avq.	66%	100%	90%	384
Open Frame Porch	2009	110	C 100	1,680	Avq.	97%	100%	90%	1,471
Frame Garage	2009	288	C 100	4,032	Avq.	97%	100%	90%	3,530
Frame Shed	2011								300
----- S O U N D V A L U E -----									
2,504 SFLA									8,379

Acpt Land	12,900	Accepted Bldg	81,900	Total	94,800
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2316P211
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	21,000.00	12,945 100%		12,945
Total Acres 0.19				Land Total	12,945

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,461 Sqft	Grade C 100	Base	167,256
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-6,136
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,200
Rooms	14	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	5,040
Attic	Floor & Stairs			Attic	4,091
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-2,045
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	OLD TYPE	Old Type	Fair	Typical	175,406			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		50%	79%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1920	140	C 100	2,100	Fair	50%	100%	90%	948
Encl Frame Porch	1920	152	C 100	4,396	Fair	50%	100%	90%	1,984
ONE STORY FRAME	1920	152	C 100	7,874	Fair	50%	79%	90%	2,807
ONE STORY FRAME	1920	16	C 100	829	Fair	50%	79%	90%	295
ONE STORY FRAME	1920	16	C 100	829	Fair	50%	79%	90%	295
1 Story/BASEMENT	1920	88	C 100	5,421	Fair	50%	79%	90%	1,932
Frame Shed	1920								500
3,194 SFLA				----- SOUND VALUE -----					500
Outbuilding Total									8,761
Acpt Land		12,900	Accepted Bldg		71,300	Total			84,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/01/1996
 Sale Price 66,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5080P79
 Reference 2 Foreclosure pending
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.34	Acres-Homesite (Fract)	21,000.00	17,317	100%		17,317	
Total Acres 0.34						Land Total	17,317

Dwelling Description

Replacement Cost New

Conventional	Two Story	812 Sqft	Grade C 100	Base	106,089
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,410
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	14	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Floor & Stairs			Attic	2,274
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,137
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	105,496
Functional Obsolescence						Value(Rcnld)
None						54,270

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
1.75 ST SHED....	1920	480	C 100	4,704	Avq-	60%	100%	90%	2,547	
TWO STORY FRAME	1920	132	C 100	10,256	Avq-	60%	98%	90%	5,443	
TWO STORY FRAME	1920	16	C 100	1,243	Avq-	60%	98%	90%	660	
Wood Deck	1990	322	C 100	2,705	Avq.	90%	100%	90%	2,197	
Wood Deck	1990	50	C 100	420	Avq.	90%	100%	90%	341	
Open Frame Porch	1920	57	C 100	938	Avq-	60%	100%	90%	508	
1,920 SFLA									Outbuilding Total	11,696

Acpt Land	17,300	Accepted Bldg	66,000	Total	83,300
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1759P149
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	21,000.00	15,715 100%		15,715
Total Acres 0.28				Land Total	15,715

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Above Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		84%	100%	90%			
						61,270			
Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	140	C 100	1,176	Avq+	84%	100%	90%	892
Frame Garage	2001	576	C 100	8,064	Avq.	97%	100%	90%	7,059
960 SFLA									
						Outbuilding Total			7,951
Acpt Land		15,700	Accepted Bldg		69,200	Total			84,900

Oakland
 Name: COTE, GERALD R., JR

Valuation Report

07/15/2016

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Map/Lot:

014-070

Account: 1278 Card: 1 of 1

Location:

90 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Sale Data	
Sale Date	10/07/2004
Sale Price	15,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 B8152P239

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.03	Acres-Rear Land 1-10	1,400.00	42	100%		42
Total Acres 0.53					Land Total	21,042

Acpt Land	21,000	Accepted Bldg	0	Total	21,000
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Oakland
Name: L'IL GIANT INC.

Valuation Report

07/15/2016

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Map/Lot:

014-071

Account: 1282 Card: 1 of 1

Location:

96 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
Topography Level
Utilities
Street Paved

Reference 1 B2454P172

Reference 2

Tran/Land/Bldg 1 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	95%	Vacancy	71,250
2.14	Acres-Rear Land 1-10	2,500.00	5,350	100%		5,350
Total Acres 2.64				Land Total		76,600
Acpt Land		76,600	Accepted Bldg		0	Total
						76,600

Oakland
 Name: IRVING, SUSAN

Valuation Report

07/15/2016

Page 1429

Map/Lot: 014-072

Account: 1592 Card: 1 of 1

Location: 102 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/2000
 Sale Price 28,889
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6140P045
 Reference 2 B10801P296
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	21,000.00	13,282	100%		13,282
Total Acres 0.20						13,282

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade D 100	Base	79,323
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	70,453
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	95%
						64,922

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1998	72	C 100	605	Avq.	96%	100%	95%	552
Frame Shed	1998								200
1,296 SFLA									752
----- SOUND VALUE -----									
Outbuilding Total									752

Acpt Land	13,300	Accepted Bldg	65,700	Total	79,000
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Valuation Report

Account: 1784 Card: 1 of 1

Location: 108 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1 B4728P331
Reference 2
Tran/Land/Bldg 1 1 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	21,000.00	17,060	100%		17,060
Total Acres 0.33						17,060

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,638 Sqft	Grade C 100	Base		198,364
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	4 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-6,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		8,072
Rooms	14	HEARTH	ONE HEARTH			
Bedrooms	8	Add Fixtures	3			
Baths	4	Half Baths	0	Plumbing		12,600
Attic	3/4 Finished			Attic		19,824
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	TYPICAL	TYPICAL	Average	Typical	231,980
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	57%	95%
						81,651

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1 Story/BASEMENT	1938	224	C 100	13,798	Avq.	65%	57%	95%	4,857	
Finished Attic	1938	224	C 100	3,920	Avq.	65%	59%	95%	1,428	
Frame Shed	1938	140	C 100	980	Avq.	65%	100%	95%	605	
Open Frame Porch	1938	30	C 100	560	Avq.	65%	100%	95%	346	
Wood Deck	1998	120	C 100	1,008	Avq.	96%	100%	95%	920	
Frame Garage	1938	420	D 100	4,704	Avq.	45%	100%	95%	2,011	
Frame Shed	1938			----- S O U N D V A L U E -----						100
Frame Bay Window	1938	20	C 100	1,036	Avq.	65%	57%	95%	364	
3,632 SFLA									10,631	
Outbuilding Total									10,631	

Acpt Land	17,100	Accepted Bldg	92,300	Total	109,400
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Oakland
 Name: SIMPSON, JAMES J.

Valuation Report

07/15/2016

Page 1431

Map/Lot: 014-075

Account: 39 Card: 1 of 1

Location: 114 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B6990P133

Reference 2

Tran/Land/Bldg 1 2 27

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	75,000.00	71,937	100%		71,937
Total Acres 0.46						71,937

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1965	2268	D 100	108,326	Avq.	77%	100%	100%	83,411
GARAGE MAS COM..	1965	1988	D 100	77,930	Avq-	74%	100%	100%	57,668
BSMT UNFINISHED.	1965	1988	D 100	20,052	Fair	67%	50%	100%	6,718
CANOPY.....	1965	450	E 100	3,780	Fair	67%	90%	100%	2,280
Open Frame Porch	1965	40	D 100	560	Fair	67%	90%	100%	338
Frame Shed	1965	840	C 100	5,880	Avq-	74%	100%	100%	4,351
GARAGE MAS COM..	2002	884	C 100	43,316	Avq.	97%	75%	100%	31,513
Outbuilding Total									186,279

Acpt Land	71,900	Accepted Bldg	186,300	Total	258,200
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Oakland
 Name: PELLETIER, PERCY W.

Valuation Report

07/15/2016

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Map/Lot: 014-076

Account: 692 Card: 1 of 1

Location: 120 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3431P273

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	21,000.00	12,600 100%		12,600
Total Acres 0.18				Land Total	12,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	377 Sqft	Grade D 110	Base	49,643
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,393
Fin. Basement Area	230 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,834
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	53,302
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		65%	100%	90%
						Value
						Rcnld
						31,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1 Story/BASEMENT	1910	460	D 110	24,935	Avq.	65%	100%	90%	14,628
Encl Frame Porch	1910	104	D 110	2,685	Avq.	65%	100%	90%	1,575
Open Frame Porch	1910	52	D 110	764	Avq.	65%	100%	90%	449
Frame Shed	1970	144	D 100	806	Avq.	65%	100%	90%	473
1 Story/BASEMENT	1998	160	D 110	8,673	Avq.	96%	100%	90%	7,514
Frame Garage	2011	336	C 100	4,704	Avq.	97%	100%	90%	4,118
1,186 SFLA									Outbuilding Total
									28,757

Acpt Land	12,600	Accepted Bldg	60,000	Total	72,600
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Oakland
Name: EVANS, AMBER

Valuation Report

07/15/2016

Page 1433

Map/Lot: 014-077

Account: 1756 Card: 1 of 1

Location: 122 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/04/2011
Sale Price 35,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10808P224
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993	100%		15,993
Total Acres 0.29						15,993

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	924 Sqft	Grade C 100	Base		106,734
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-3,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,984
Rooms	10	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,360
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1915	0	TYPICAL	TYPICAL	Average	Typical	110,197			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		65%	97%	90%			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1988	144	D 100	967	Avg.	70%	100%	90%	611
Frame Shed	2008	264	C 100	1,848	Avg.	97%	100%	90%	1,618
1,617 SFLA						Outbuilding Total			2,229
Acpt Land		16,000	Accepted Bldg		64,900	Total		80,900	

Oakland
 Name: VIETA, LISA M.

Valuation Report

07/15/2016

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Map/Lot: 014-078

Account: 54 Card: 1 of 1

Location: 6 BACON STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/16/2005
 Sale Price 83,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B8740P029

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	21,000.00	17,317	100%		17,317
Total Acres 0.34						17,317

Dwelling Description				Replacement Cost New		
Conventional	Two Story	720 Sqft	Grade C 95	Base		92,547
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-2,873
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,371
Rooms	7	HEARTHS	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-958
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1923	0	TYPICAL	TYPICAL	Below Average	Typical	92,087			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	60%	97%	90%	48,369				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1920	264	D 100	2,957	Avg.	40%	100%	90%	1,068
1,440 SFLA						Outbuilding Total			1,068

Acpt Land	17,300	Accepted Bldg	49,400	Total	66,700
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/21/2013
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11574P226
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.16	Acres-Rear Land 1-10	1,400.00	224	100%		224
Total Acres 0.66			Land Total			21,224

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	873 Sqft	Grade C 100	Base	102,336
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,667
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,765
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1923	0	GOOD	TYPICAL	Average	Typical	104,114
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	97% 95%	62,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1923	100	C 100	5,180	Avq.	65%	97%	95%	3,103
Open Frame Porch	1923	108	C 100	1,652	Avq.	65%	97%	95%	990
Wood Deck	1988	340	C 100	2,856	Avq.	91%	100%	95%	2,469
Encl Frame Porch	1999	120	C 100	3,500	Avq.	97%	100%	95%	3,225
Frame Shed	1981	192	D 100	1,075	Avq.	70%	100%	95%	714
Frame Garage	1998	576	C 100	8,064	Avq.	96%	100%	95%	7,354
Open Frame Porch	1999	24	C 100	476	Avq.	97%	100%	95%	439
Wood Deck	1988	72	C 100	605	Avq.	91%	100%	95%	523
1,628 SFLA						Outbuilding Total			18,817

Acpt Land	21,200	Accepted Bldg	81,200	Total	102,400
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/07/2011
 Sale Price 146,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10748P113
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.68	Acres-Rear Land 1-10	1,400.00	952	100%		952
Total Acres 1.18			Land Total			42,952

Dwelling Description

Replacement Cost New

Conventional	One Story	1,298 Sqft	Grade D 110	Base	87,364
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,814
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2009	GOOD	GOOD	Average	Inadeq.	90,178
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
STYLE.....	None	87%	76%	100%	59,626	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2005	100	C 100	5,180	Avq.	97%	80%	100%	4,020
ONE STORY FRAME	2005	120	C 100	6,216	Avq.	97%	80%	100%	4,824
ONE STORY FRAME	2005	156	C 100	8,081	Avq.	97%	80%	100%	6,271
Wood Deck	2005	24	C 100	202	Avq.	97%	100%	100%	196
Wood Deck	2005	56	C 100	470	Avq.	97%	100%	100%	456
Frame Shed	2001	120	C 100	840	Avq.	97%	100%	100%	815
Frame Shed	2001	192	C 100	1,344	Avq.	97%	100%	100%	1,304
Open Frame Porch	2009								1,000
1,674 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total								18,886	

Acpt Land 43,000 **Accepted Bldg** 78,500 **Total** 121,500

Oakland
 Name: SUKEFORTH, NICHOLAS T.

Valuation Report

07/15/2016

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Map/Lot:

014-080

Account: 1790 Card: 2 of 2

Location:

9 BACON STREET

Neighborhood 1 VILLAGE.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/07/2011
 Sale Price 146,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2452P175

Reference 2

Tran/Land/Bldg 1 2 27

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	2010	1140	C 100	47,880	Good	98%	100%	100%	46,922
1,674 SFLA									46,922
Accpt Land		0				46,900	Total		46,900
			Accepted Bldg						

Oakland
Name: SUKEFORTH, NICHOLAS T.

Valuation Report

07/15/2016

Page 1438

Map/Lot:

014-080

Account: 1790

Location:

9 BACON STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	43,000	78,500	121,500	43,000	78,500	121,500
2	0	46,900	46,900	0	46,900	46,900
TOTAL	43,000	125,400	168,400	43,000	125,400	168,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2773P71

Reference 2

Tran/Land/Bldg 1 2 80

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.33	Acres-Rear Land 1-10	2,500.00	825	100%		825
Total Acres 0.83			Land Total			75,825

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1900	3007	D 100	138,065	Avq.	65%	90%	100%	80,768
APT	1900	3136	D 110	161,934	Avq.	65%	50%	100%	52,628
BSMT UNFINISHED.	1900	2091	D 100	20,975	Fair	50%	50%	100%	5,244
Open Frame Porch	1970	50	D 100	672	Avq-	77%	100%	100%	517
Encl Frame Porch	1970	144	D 100	3,338	Avq.	80%	100%	100%	2,670
Wood Deck	1970	82	C 100	689	Avq-	77%	100%	100%	531
						Outbuilding Total			142,358

Acpt Land

75,800

Accepted Bldg

142,400

Total

218,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2773P71
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	786 Sqft	Grade C 90	Base	87,056
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,971
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,051
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1900	0	TYPICAL	TYPICAL	Below Average	Typical			87,136	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		60%	97%	95%		48,177	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ENC.PORCH/BSMT	1900	96	C 90	3,156	Avg-	60%	97%	95%	1,745
ONE STORY FRAME	1900	12	C 90	560	Avg-	60%	97%	95%	309
1,388 SFLA						Outbuilding Total			2,054
Acpt Land		0		Accepted Bldg		50,200	Total		50,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/1995
Sale Price 30,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B5389P002

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	21,000.00	12,600	100%		12,600
Total Acres 0.18						12,600

Dwelling Description

Replacement Cost New

Cape Cod	One Story	836 Sqft	Grade D 110	Base	63,566
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,813
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	1/2 Finished			Attic	6,690
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-515
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1950	TYPICAL	TYPICAL	Below Average	Typical	74,220			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Location		60%	85%	90%	34,162		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1920	570	D 110	30,898	Avq-	60%	93%	90%	15,560
Wood Deck	1970	207	D 110	1,530	Avq-	60%	100%	90%	828
Open Frame Porch	1900	25	D 110	431	Avq-	60%	100%	90%	234
Wood Deck	2009	150	C 100	1,260	Avq.	97%	100%	90%	1,103
1,406 SFLA						Outbuilding Total		17,725	

Acpt Land 12,600 **Accepted Bldg** 51,900 **Total** 64,500

Neighborhood 1	VILLAGE.....	Sale Data
Zoning/Use	DOWNTOWN RESIDEN	Sale Date
Topography	Level	Sale Price
Utilities	Public WaterSeptic System	Sale Type
Street	Paved	Financing
		Verified
		Validity

Reference 1	B8133P049		
Reference 2			
Tran/Land/Bldg	1 1 11		
X Coordinate	0	Y Coordinate	0
Exemption(s)	39 0 0	Land Schedule	2

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.48	Acres-Homesite (Fract)	21,000.00	20,576 100%		20,576	
Total Acres 0.48			Land Total		20,576	

Dwelling Description				Replacement Cost New		
Garrison	Two Story	960 Sqft	Grade C 100	Base	120,038	
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,032	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	Floor & Stairs			Attic	2,688	
FirePlaces	0			Fireplace	0	
Insulation	Capped Only			Insulation	-1,344	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	OLD TYPE	Old Type	Fair	Typical	117,350			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		50%	94%	95%	52,397			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	260	D 100	10,774	Avg.	60%	97%	95%	5,957
1 ST BARN.....	1900			---- S O U N D V A L U E ----				300	
Frame Shed	1900			---- S O U N D V A L U E ----				100	
Frame Shed	2005	128	C 100	896	Avg.	97%	100%	95%	826
2,180 SFLA						Outbuilding Total			7,183
Acpt Land		20,600	Accepted Bldg		59,600	Total		80,200	

Oakland
 Name: MAINE WATER COMPANY, THE

Valuation Report

07/15/2016

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Map/Lot:

014-084

Account: 1660 Card: 1 of 1

Location:

BELGRADE ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	20,000.00	14,142	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,500.00	825	20%	Restrictio	2,263
0.88	Acres-Rear Land 1-10	1,000.00	880	100%		880
Total Acres 1.38					Land Total	3,143

Acpt Land 3,100 **Accepted Bldg** 0 **Total** 3,100

Valuation Report

Account: 1333 Card: 1 of 1

Location: 5 BELGRADE ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 3 90
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.41	Acres-Homesite (Fract)	75,000.00	67,915	50%	Corner/Loc	33,958	
Total Acres 0.41						Land Total	33,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	1970	680	D 100	22,848	Ava.	80%	100%	100%	18,278
OFFICE WOOD.....	1970	425	D 100	30,520	Ava.	80%	100%	100%	24,416
UTILITY BLDG....	1920	733	C 100	61,572	Ava.	65%	40%	100%	16,009
Outbuilding Total									58,703

Acpt Land	34,000	Accepted Bldg	58,700	Total	92,700
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Oakland
 Name: MAINE WATER COMPANY, THE

Valuation Report

07/15/2016

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Map/Lot:

014-086

Account: 2584 Card: 1 of 1

Location:

BELGRADE ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 3 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.03	Acres-Homesite (Fract)	20,000.00	3,464	20%	Vacancy	693
Total Acres 0.03					Land Total	693

Accpt Land

700

Accepted Bldg

0

Total

700

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 02/14/2011
 Sale Price 96,300
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B10676P160
 Reference 2
 Tran/Land/Bldg 1 4 77
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.20	Acres-Rear Land 1-10	2,500.00	500	100%		500
Total Acres 0.70			Land Total			75,500

Dwelling Description

Replacement Cost New

Conventional	One Story	760 Sqft	Grade D 100	Base	50,263
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-851
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	760	Insulation	-851
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	OLD TYPE	Old Type	Below Average	Typical	48,561
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		63%	68%	100%
						Value(Rcld)
						20,804

Acpt Land 75,500 **Accepted Bldg** 20,800 **Total** 96,300

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 03/26/2003
Sale Price 87,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7328P168

Reference 2

Tran/Land/Bldg 1 1 14

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993	100%		15,993
Total Acres 0.29						15,993

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,376 Sqft	Grade C 100	Base	175,169
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,781
Rooms	15	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	12,600
Attic	Floor & Stairs			Attic	3,853
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,926
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	0	TYPICAL	TYPICAL	Average	Typical	196,477			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		65%	66%	86%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1935	68	C 100	1,092	Avg.	65%	100%	85%	607
Encl Frame Porch	1935	60	C 100	1,820	Avg.	65%	100%	85%	1,011
2,752 SFLA						Outbuilding Total		1,618	
Acpt Land		16,000	Accepted Bldg		73,700	Total		89,700	

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/26/2003
 Sale Price 87,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6367P297

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	390 Sqft	Grade D 100	Base	45,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,586
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,802
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-328
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1935	1999	TYPICAL	TYPICAL	Average	Typical			39,263	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		Location		65%	100%	86%		21,820	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1935	60	D 100	784	Ava.	65%	100%	85%	436
Wood Deck	2007	64	C 100	538	Ava.	97%	100%	85%	446
585 SFLA						Outbuilding Total			882
Acpt Land		0		Accepted Bldg		22,700	Total		22,700

Oakland
Name: POIRIER, NORMAND

Valuation Report

07/15/2016

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Map/Lot:

014-088

Account: 1832

Location:

11 RUTTER AVENUE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	16,000	73,700	89,700	16,000	73,700	89,700
2	0	22,700	22,700	0	22,700	22,700
TOTAL	16,000	96,400	112,400	16,000	96,400	112,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 05/10/2010
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10422P042
Reference 2
Tran/Land/Bldg 1 1 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	21,000.00	11,502	100%		11,502
Total Acres 0.15						11,502

Dwelling Description

Replacement Cost New

Conventional	Two Story	792 Sqft	Grade C 95	Base	101,420
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,708
Rooms	16	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,970
Attic	Full Finished			Attic	13,859
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,053
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Average	Typical	126,744
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		65%	76%	86%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 Story/BASEMENT	1935	476	C 95	27,856	Avq.	11,766
ONE STORY FRAME	1935	48	C 95	2,362	Avq.	1,023
ONE STORY FRAME	1935	48	C 95	2,362	Avq.	1,023
Encl Frame Porch	1935	40	C 95	1,197	Avq.	665
Encl Frame Porch	1935	40	C 95	1,197	Avq.	665
Open Frame Porch	1935	98	C 95	1,436	Avq.	798
2,156 SFLA						15,940
Accpt Land		11,500	Accepted Bldg		69,500	Total
						81,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/02/2016
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12239P18

Reference 2

Tran/Land/Bldg 1 1 13

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	21,000.00	11,112	100%		11,112
Total Acres 0.14						11,112

Dwelling Description

Replacement Cost New

Other	Two Story	936 Sqft	Grade C 90	Base	109,116
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,151
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	120,827			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	65%	80%	86%	53,720				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1920	143	C 90	7,928	Avq.	65%	80%	85%	3,525
Encl Frame Porch	1920	200	C 90	5,166	Avq.	65%	100%	85%	2,871
Encl Frame Porch	1920	220	C 90	5,670	Avq.	65%	100%	85%	3,152
Encl Frame Porch	1920	20	C 90	630	Avq.	65%	100%	85%	351
ONE STORY FRAME	1920	160	C 90	7,459	Avq.	65%	80%	85%	3,316
Wood Deck	2008	80	C 100	672	Avq.	97%	100%	85%	557
2,175 SFLA									13,772
Outbuilding Total								13,772	
Acpt Land		11,100		Accepted Bldg		67,500		Total	
								78,600	

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/17/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8987P270&271
 Reference 2
 Tran/Land/Bldg 1 1 14
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	21,000.00	12,945	100%		12,945
Total Acres 0.19						12,945

Dwelling Description

Replacement Cost New

Conventional	Two Story	2,023 Sqft	Grade C 90	Base	203,059
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-7,647
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,972
Rooms	20	HEARTHES	ONE HEARTH	HEARTHES	756
Bedrooms	12	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,340
Attic	Floor & Stairs			Attic	5,098
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1925	0	OLD TYPE	TYPICAL	Fair	Typical	221,578			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Delapidation		Location		50%	48%	86%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1925	184	C 90	8,578	Fair	50%	48%	85%	1,760
1 Story/BASEMENT	1925	262	C 90	14,525	Fair	50%	48%	85%	2,980
ONE STORY FRAME	1925	492	C 90	22,938	Fair	50%	48%	85%	4,707
Encl Frame Porch	1925	125	C 90	3,276	Fair	50%	95%	85%	1,330
Wood Deck	2012	120	C 100	1,008	Avg.	97%	100%	85%	836
4,984 SFLA							Outbuilding Total		11,613
Acpt Land		12,900		Accepted Bldg		57,100		Total	70,000

Oakland
 Name: FOLSOM, MICHAEL

Valuation Report

07/15/2016

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Map/Lot: 014-091-1

Account: 2935 Card: 1 of 1

Location: 123 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2854P060
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	21,000.00	10,708 100%		10,708
Total Acres 0.13				Land Total	10,708

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	648 Sqft	Grade D 110	Base	78,161
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,395
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	16	HEARTHES	ONE HEARTH		
Bedrooms	7	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,392
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-699
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Fair	Typical	82,459			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		50%	75% 86%	26,438			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	138	D 110	3,524	Fair	50%	100%	85%	1,507
1.5 Story/BSMT	1920	736	D 110	49,962	Fair	50%	77%	85%	16,446
ONE STORY FRAME	1920	312	D 110	14,221	Fair	50%	77%	85%	4,681
Finished Attic	1920	312	D 110	4,805	Fair	50%	77%	85%	1,582
Encl Frame Porch	1920	120	D 110	3,080	Fair	50%	100%	85%	1,317
ONE STORY FRAME	1920	195	D 110	8,889	Fair	50%	77%	85%	2,926
2,901 SFLA						Outbuilding Total			28,459
Acpt Land		10,700		Accepted Bldg		54,900		Total	65,600

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1661P198
 Reference 2 B11487P180 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	30,000.00	28,461	100%		28,460
Total Acres 0.45						28,460

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	891 Sqft	Grade C 110	Base	106,114
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	2,057
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,057
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Above Average	Typical	103,846
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				70%	99%	100%
						71,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	56	C 110	3,191	Avq+	70%	99%	100%	2,212
1 Story/BASEMENT	1850	336	C 110	22,767	Avq+	70%	99%	100%	15,778
Open Frame Porch	1850	25	C 110	539	Avq+	70%	100%	100%	377
Frame Shed	1850	40	C 110	308	Avq+	70%	100%	100%	216
Encl Frame Porch	1995	96	C 100	2,828	Avq.	95%	100%	100%	2,687
Frame Garage	1995	576	C 100	8,064	Avq.	95%	100%	100%	7,661
Wood Deck	1975	180	C 100	1,512	Avq.	83%	100%	100%	1,255
1,728 SFLA									
Outbuilding Total									30,186

Acpt Land	28,500	Accepted Bldg	102,200	Total	130,700
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 12/01/1998
Sale Price 52,100
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B5834P222-225

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	21,000.00	17,570 100%		17,570
Total Acres 0.35				Land Total	17,570

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	672 Sqft	Grade C 100	Base	80,751
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Average	Typical	76,215			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	95%	70,232		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1982	676	C 100	9,464	Avq.	87%	100%	95%	7,822
Open Frame Porch	2002	80	D 100	1,008	Avq.	97%	100%	95%	929
Carport/Canopy	2007	288	C 100	1,814	Avq.	97%	100%	95%	1,672
1,176 SFLA									
Outbuilding Total									10,423

Acpt Land	17,600	Accepted Bldg	80,700	Total	98,300
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 06/15/2007
Sale Price 135,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9392P081
Reference 2 B10901P288 B11008P243
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	21,000.00	23,759	100%		23,759
Total Acres 0.64						23,759

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	528 Sqft	Grade C 110	Base	81,438
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,439
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,504
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1924	0	GOOD	GOOD	Good	Typical	84,275
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	
None			75%	100%	95%	60,046

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1924	288	C 110	22,974	Good	75%	100%	95%	16,368
ONE STORY FRAME	1924	255	C 110	14,529	Good	75%	100%	95%	10,352
Open Frame Porch	1924	156	C 110	2,556	Good	75%	100%	95%	1,821
Frame Shed	1924			----- SOUND VALUE -----					300
1.75 ST BARN....	1924	484	C 100	10,164	Avq.	45%	60%	95%	2,607
1,683 SFLA									
Outbuilding Total									31,448

Acpt Land 23,800 **Accepted Bldg** 91,500 **Total** 115,300

Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/01/1996
 Sale Price 27,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5135P208
 Reference 2 B10582P070
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.22	Acres-Homesite (Fract)	30,000.00	19,900	80%	Topoqraphy	15,920	
Total Acres 0.22						Land Total	15,920

Dwelling Description

Replacement Cost New

Conventional	One Story	988 Sqft	Grade C 95	Base	76,172
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,313
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	78,485
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				65%	100%	100%
						51,015

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1940	150	C 95	2,128	Avq.	65%	100%	100%	1,383
ONE STORY FRAME	1940	136	C 95	6,692	Avq.	65%	100%	100%	4,350
Encl Frame Porch	1940	32	C 95	984	Avq.	65%	100%	100%	640
ONE STORY FRAME	1940	150	C 95	7,381	Avq.	65%	100%	100%	4,798
1,274 SFLA						Outbuilding Total			11,171

Acpt Land	15,900	Accepted Bldg	62,200	Total	78,100
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Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/24/2015
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B12142P263
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	30,000.00	22,450 100%		22,450
Total Acres 0.28				Land Total	22,450

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	725 Sqft	Grade C 100	Base	89,572
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-6,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	85,495
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	55,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	75	C 100	6,563	Avq.	65%	100%	100%	4,266
2 Story/BASEMENT	1900	30	C 100	2,625	Avq.	65%	100%	100%	1,706
ONE STORY FRAME	1900	30	C 100	1,554	Avq.	65%	100%	100%	1,010
Encl Frame Porch	1900	42	C 100	1,316	Avq.	65%	100%	100%	855
1,509 SFLA									
Outbuilding Total									7,837

Acpt Land 22,500 **Accepted Bldg** 63,400 **Total** 85,900

Oakland
 Name: PERRY, ALFRED W.

Valuation Report

07/15/2016

Page 1459

Map/Lot: 014-097

Account: 862 Card: 1 of 1

Location: 58 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3637P227

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	60,000.00	53,666	100%		53,666
Total Acres 0.40			Land Total			53,666

Commercial Description

Occupancy Type	Retail Store....		Stor.Warehouse..
Class & Quality	Frame.....Avg.		Frame.....Avg.
# Dwelling Units	0		0
Exterior	Aluminum/Vinyl		Aluminum/Vinyl
Stories & Height	1 STORY @ 9'		2 STORY @ 9'
Heating/Cooling	Forced Warm Air		NONE
Built	1989		1989
Remodeled	0		0
Base Cost/Sqft		37.07	19.60
Heat-Cool/Sqft	+	3.47	0.00
Total		40.54	19.60
Size Factor	X	1.186	0.949
Adjusted Cost/Sqft		48.08	18.60
Total Square Feet	X	1,296	4,500
Replacement Cost		62,312	83,700
Condition	Above Average		Average
% Good Physical	X	.90	.89
Functional	X	1.00	0.80
Subtotal		56,081	59,594
Economic Factor	X 0.90		Total Value 104,108

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	1989	1296	C 100	32,949	Avq.	91%	80%	90%	21,588
Swimming Pool	1989	1	C 100	7,000	Avq.	99%	100%	90%	6,237
Wood Deck	1989	432	C 100	3,629	Avq.	91%	100%	90%	2,972
WAREHOUSE WD....	1989	122	C 100	3,102	Avq.	91%	80%	90%	2,032
5,796 SF						Outbuilding Total			32,829

Acpt Land 53,700 **Accepted Bldg** 136,900 **Total** 190,600

Oakland
 Name: LOOMAN, RONALD E.

Valuation Report

07/15/2016

Page 1460

Map/Lot: 014-098

Account: 613 Card: 1 of 1

Location: 12 MAPLE STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/24/2008
 Sale Price 113,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9891P044

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	21,000.00	15,143	100%		15,143
Total Acres 0.26						15,143

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	792 Sqft	Grade C 100	Base		95,350
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-3,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		2,426
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	OLD TYPE	TYPICAL	Above Average	Typical	94,450			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	95%	62,809		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1910	255	C 100	15,708	Avq+	70%	100%	95%	10,446
ONE STORY FRAME	1910	16	C 100	829	Avq+	70%	100%	95%	551
ONE STORY FRAME	1910	10	C 100	518	Avq+	70%	100%	95%	345
Open Frame Porch	1910	80	C 100	1,260	Avq+	70%	100%	95%	838
Frame Shed	1980	80	C 100	560	Avq.	75%	100%	95%	399
Masonry Shed	1910	116	C 100	974	Avq+	70%	100%	95%	648
1,667 SFLA							Outbuilding Total		13,227
Acpt Land		15,100		Accepted Bldg		76,000		Total	91,100

Oakland
 Name: POTTER, MARK A.

Valuation Report

07/15/2016

Page 1461

Map/Lot: 014-099

Account: 1290 Card: 1 of 1

Location: 10 MAPLE STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/26/2013
 Sale Price 76,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11318P266
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	21,000.00	16,535	100%		16,535
Total Acres 0.31						16,535

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	800 Sqft	Grade C 100	Base		96,040
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-3,360
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,450
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,360
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Above Average	Typical	100,890
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	96%	95%
						64,408

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1910	10	C 100	518	Avq+	70%	99%	95%	342
1 Story/BASEMENT	1910	300	C 100	18,480	Avq+	70%	99%	95%	12,166
Open Frame Porch	1910	56	C 100	924	Avq+	70%	100%	95%	615
Encl Frame Porch	1910	70	C 100	2,100	Avq+	70%	100%	95%	1,396
1,710 SFLA									14,519
Outbuilding Total									14,519

Acpt Land	16,500	Accepted Bldg	78,900	Total	95,400
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/10/2007
 Sale Price 90,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12210P342
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.11	Acres-Rear Land 1-10	1,400.00	154	100%		154
Total Acres 0.61			Land Total			21,154

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 90	Base	76,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	76,531
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	97%	95%
						45,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	180	C 90	8,392	Avq.	65%	97%	95%	5,027
Open Frame Porch	1920	522	C 90	6,703	Avq.	65%	97%	95%	4,015
1.50 ST GARAGE..	1950	704	C 100	12,813	Avq.	68%	100%	95%	8,277
1,356 SFLA									17,319

Acpt Land 21,200 **Accepted Bldg** 63,200 **Total** 84,400

Oakland
 Name: MULLEN, SCOTT

Valuation Report

07/15/2016

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Map/Lot: 014-101

Account: 1543 Card: 1 of 1

Location: 89 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/01/1993
 Sale Price 49,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4335P161

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.17	Acres-Homesite (Fract)	21,000.00	12,245	100%		12,245	
Total Acres 0.17				Land Total		12,245	
Acpt Land		12,200	Accepted Bldg		0	Total	12,200

Oakland
 Name: BOUCHARD, SCOTT

Valuation Report

07/15/2016

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Map/Lot: 014-102

Account: 3226 Card: 1 of 1

Location: 85 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography RollingAbove Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/23/2004
 Sale Price 104,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8009P284
 Reference 2 N+H DISCOUNT REDEMPTION INC.
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	75,000.00	64,517	100%		64,517
1.00	Sites-Mobile Home Site	8,750.00	8,750	100%		8,750
Total Acres 0.37					Land Total	73,267

Commercial Description

Occupancy Type Retail Store....
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Aluminum/Vinyl
 Stories & Height 1 STORY @ 10'
 Heating/Cooling NONE
 Built 1991
 Remodeled 2013
 Base Cost/Sqft 33.70
 Heat-Cool/Sqft + 0.00
 Total 33.70
 Size Factor X 1.060
 Adjusted Cost/Sqft 35.72
 Total Square Feet X 3,200
 Replacement Cost 114,304
 Condition Average
 % Good Physical X .91
 Functional X 1.00
 Subtotal 104,017

Total Value 104,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991			----	SOUND	VALUE	----		500
3,200 SF									500
Outbuilding Total									500

Acpt Land 73,300 **Accepted Bldg** 104,500 **Total** 177,800

Oakland
 Name: HIGGINS, JENNIFER

Valuation Report

07/15/2016

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Map/Lot:

014-102-A

Account: 3227 Card: 1 of 1

Location:

81 WATER STREET

Neighborhood 86 MOB HOME NO LAND

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/23/2004
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 6/23/04

Reference 2

Tran/Land/Bldg 1 0 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1991	14X56	C 100	21,080	Avq-	45%	100%	90%	8,537
Wood Deck	1992	32	D 100	216	Avq-	91%	100%	90%	177
784 SFLA									
						Outbuilding Total			8,714
Acpt Land			0	Accepted Bldg		8,700	Total		8,700

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/08/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10208P345
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993 100%		15,993
Total Acres 0.29				Land Total	15,993

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	624 Sqft	Grade C 100	Base	82,479
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1978	TYPICAL	TYPICAL	Average	Typical	84,159
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	97%	95%
						50,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	216	C 100	3,164	Avq.	65%	100%	95%	1,954
Open Frame Porch	1920	24	C 100	476	Avq.	65%	100%	95%	294
ONE STORY FRAME	1920	18	C 100	932	Avq.	65%	100%	95%	576
1 Story/BASEMENT	1920	378	C 100	23,285	Avq.	65%	100%	95%	14,378
Unfinished Attic	1920	378	C 100	1,058	Avq.	65%	100%	95%	654
Frame Shed	1978	80	D 100	448	Avq.	75%	100%	95%	319
Encl Frame Porch	1920	80	C 100	2,380	Avq.	65%	100%	95%	1,470
1,488 SFLA									
Outbuilding Total									19,645

Acpt Land	16,000	Accepted Bldg	70,100	Total	86,100
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/29/2007
 Sale Price 72,200
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9589P336
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	21,000.00	12,945	100%		12,945
Total Acres 0.19						12,945

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,032 Sqft	Grade C 100	Base	116,048
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,450
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,264
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Below Average	Typical	118,260
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	96%	95%
						64,712

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	16	C 100	829	Avq-	60%	99%	95%	467
Open Frame Porch	1910	120	C 100	1,820	Avq-	60%	100%	95%	1,037
Wood Deck	1984	55	C 100	462	Avq.	88%	100%	95%	387
Wood Deck	1984	32	C 100	269	Avq.	88%	100%	95%	225
1,822 SFLA									2,116

Acpt Land 12,900 **Accepted Bldg** 66,800 **Total** 79,700

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2462P344

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	21,000.00	9,391 100%		9,391
Total Acres 0.10				Land Total	9,391

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,486 Sqft	Grade C 100	Base	158,305
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-6,241
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,820
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	150,244
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		65%	76% 95%	70,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	88	C 100	4,558	Avq.	65%	76%	95%	2,139
Open Frame Porch	1910	90	C 100	1,400	Avq.	65%	82%	95%	709
1 Story/BASEMENT	1910	30	C 100	1,848	Avq.	65%	76%	95%	867
Open Frame Porch	1985	64	C 100	1,036	Avq.	89%	100%	95%	876
2,718 SFLA									4,591
Outbuilding Total									4,591

Acpt Land

9,400

Accepted Bldg

75,100

Total

84,500

Oakland
 Name: CHAPIN, JON M.

Valuation Report

07/15/2016

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Map/Lot: 014-106

Account: 2688 Card: 1 of 1

Location: 54 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2823P95
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
Total Acres 0.25						21,213

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,785 Sqft	Grade C 110	Base		213,305
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-8,247
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	18	HEARTH	ONE HEARTH			
Bedrooms	8	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		6,468
Attic	Full Finished			Attic		31,339
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Below Average	Typical	242,865			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
OTHER.....		None		60%	69%	100%	100,546		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story/BASEMENT	1900	160	C 110	15,400	Avq-	60%	69%	100%	6,376
2 Story/BASEMENT	1900	185	C 110	17,805	Avq-	60%	69%	100%	7,371
1 Story/BASEMENT	1900	80	C 110	5,421	Avq-	60%	69%	100%	2,245
ONE STORY FRAME	1900	75	C 110	4,273	Avq-	60%	69%	100%	1,769
ONE STORY FRAME	1900	60	C 110	3,419	Avq-	60%	69%	100%	1,415
Open Frame Porch	1900	108	C 110	1,817	Avq-	60%	85%	100%	926
Open Frame Porch	1900	108	C 110	1,817	Avq-	60%	85%	100%	926
1.75 ST BARN....	1900	1036	C 100	21,756	Avq.	50%	50%	100%	5,439
Open Frame Porch	1900	75	C 110	1,309	Avq-	60%	85%	100%	667
Wood Deck	2012	80	C 100	672	Avq.	97%	100%	100%	652
4,475 SFLA									27,786

Acpt Land 21,200 **Accepted Bldg** 128,300 **Total** 149,500

Oakland
Name: WEEKS, JOHN

Valuation Report

07/15/2016

Page 1470

Map/Lot: 014-107

Account: 1617 Card: 1 of 1

Location: 50 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 09/01/2000
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6311P285

Reference 2

Tran/Land/Bldg 1 1 14

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	30,000.00	24,739	100%		24,739
Total Acres 0.34						24,739

Dwelling Description

Replacement Cost New

Other	Two Story	1,611 Sqft	Grade C 110	Base	219,486
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-7,443
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,733
Rooms	16	HEARTHS	ONE HEARTH		
Bedrooms	8	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	13,860
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	236,946
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	61%	100%	93,949	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	24	C 110	1,627	Avq.	65%	61%	100%	645
1 Story/BASEMENT	1900	40	C 110	2,710	Avq.	65%	61%	100%	1,075
ONE STORY FRAME	1900	24	C 110	1,368	Avq.	65%	61%	100%	542
Encl Frame Porch	1900	309	C 110	9,671	Avq.	65%	100%	100%	6,286
Encl Frame Porch	1900	88	C 110	2,864	Avq.	65%	100%	100%	1,862
Open Frame Porch	1900	12	C 110	339	Avq.	65%	100%	100%	220
1.75 ST BARN....	1900	1353	C 100	28,413	Avq.	60%	40%	100%	6,819
Wood Deck	1900	193	C 100	1,621	Avq.	75%	100%	100%	1,216
3,310 SFLA									
Outbuilding Total									18,665

Acpt Land

24,700

Accepted Bldg

112,600

Total

137,300

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2112P231
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	30,000.00	22,450	100%		22,450
Total Acres 0.28				Land Total		22,450

Dwelling Description				Replacement Cost New		
Conventional	Two Story	627 Sqft	Grade B 100	Base		113,476
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	None	Basement		-11,798
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,955
Rooms	10	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		5,376
Attic	Floor & Stairs			Attic		2,247
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	OLD TYPE	Old Type	Average	Typical	113,256
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	86%	100%	63,310	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1848	12	B 100	795	Avq.	65%	86%	100%	445
Encl Frame Porch	1848	65	B 100	2,509	Avq.	65%	100%	100%	1,631
1.75 ST BARN....	1848	600	C 100	12,600	Avq.	60%	50%	100%	3,780
2 Story/BASEMENT	1848	320	B 100	35,840	Avq.	65%	86%	100%	20,035
TWO STORY FRAME	1848	400	B 100	39,782	Avq.	65%	86%	100%	22,238
Unfinished Attic	1848	720	B 100	2,580	Avq.	65%	100%	100%	1,677
2,706 SFLA									
Outbuilding Total									49,806

Acpt Land	22,500	Accepted Bldg	113,100	Total	135,600
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Oakland
 Name: HAYES, THOMAS D.

Valuation Report

07/15/2016

Page 1472

Map/Lot: 014-109

Account: 396 Card: 1 of 1

Location: 44 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B3972P068

Reference 2

Tran/Land/Bldg 1 1 13

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	30,000.00	21,633	100%		21,633
Total Acres 0.26						21,633

Dwelling Description				Replacement Cost New		
Conventional	Two Story	672 Sqft	Grade C 100	Base		90,845
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement		-7,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,312
Rooms	14	HEARTH	ONE HEARTH			
Bedrooms	8	Add Fixtures	2			
Baths	3	Half Baths	0	Plumbing		8,400
Attic	Full Finished			Attic		12,908
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-941
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	OLD TYPE	Old Type	Below Average	Typical	106,762
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	74%	100%
						47,402

Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1910	424	C 100	37,100	Avq-	60%	74%	100%	16,472
Unfinished Attic	1910	212	C 100	594	Avq-	60%	97%	100%	345
2 Story/BASEMENT	1910	434	C 100	37,975	Avq-	60%	74%	100%	16,861
ONE STORY FRAME	1910	220	C 100	11,396	Avq-	60%	74%	100%	5,060
Open Frame Porch	1910	16	C 100	364	Fair	50%	100%	100%	182
3,280 SFLA									38,920

Acpt Land 21,600 **Accepted Bldg** 86,300 **Total** 107,900

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 57,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5755P134

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	21,000.00	14,849 100%		14,849
Total Acres 0.25				Land Total	14,849

Dwelling Description

Replacement Cost New

Conventional	Two Story	886 Sqft	Grade C 100	Base	113,063
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Floor & Stairs			Attic	2,481
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	GOOD	GOOD	Average	Typical	115,603
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	99%	95%	70,671	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1915	30	C 100	2,625	Avq.	65%	99%	95%	1,605
Open Frame Porch	1915	105	C 100	1,610	Avq.	65%	100%	95%	995
Encl Frame Porch	1915	208	C 100	5,964	Avq.	65%	100%	95%	3,683
Frame Shed	1915	341	C 100	2,387	Avq.	65%	100%	95%	1,474
Frame Garage	1950	352	D 100	3,942	Avq.	50%	100%	95%	1,872
Wood Deck	1984	62	C 100	521	Avq.	80%	100%	95%	396
TWO STORY FRAME	1915	24	C 100	1,865	Avq.	65%	99%	95%	1,139
1,880 SFLA									
Outbuilding Total									11,164

Acpt Land

14,800

Accepted Bldg

81,800 **Total**

96,600

Oakland
 Name: CHARLES, MATTHEW M.

Valuation Report

07/15/2016

Page 1474

Map/Lot: 014-111

Account: 1016 Card: 1 of 1

Location: 14 GROVE STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/2001
 Sale Price 49,950
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B6490P190

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993 100%		15,993
Total Acres 0.29				Land Total	15,993

Dwelling Description

Replacement Cost New

Conventional	Two Story	616 Sqft	Grade C 100	Base	87,616
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,725
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	86,754
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	91%	95%
						48,749

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	323	C 100	28,263	Avq.	65%	91%	95%	15,881
1.75 Story/BSMT	1900	750	C 100	61,740	Avq.	65%	91%	95%	34,693
Wood Deck	2005	588	B 100	6,322	Avq.	97%	100%	95%	5,825
ONE STORY FRAME	2005	187	C 100	9,687	Avq.	97%	91%	95%	8,123
3,377 SFLA									
Outbuilding Total									64,522

Acpt Land	16,000	Accepted Bldg	113,300	Total	129,300
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/31/2006
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8922P285

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.01	Acres-Rear Land 1-10	1,400.00	14	100%		14
Total Acres 0.51			Land Total			21,014

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 2 OTHER Units-0	1,134 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	133,762 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,588
Rooms	13	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,720
Attic	Floor & Stairs			Attic	3,175
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,588
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	1995	TYPICAL	TYPICAL	Average	Typical	142,894			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	76%	95%	67,060				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	85	C 100	1,330	Avq.	65%	100%	95%	822
Wood Deck	1996	210	C 100	1,764	Avq.	95%	100%	95%	1,592
2,268 SFLA									2,414
Outbuilding Total									2,414

Acpt Land 21,000 **Accepted Bldg** 69,500 **Total** 90,500

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/31/2008
 Sale Price 161,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9685P270

Reference 2

Tran/Land/Bldg 1 2 79

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	75,000.00	47,434	100%		47,434
Total Acres 0.20				Land Total		47,434

Commercial Description

Occupancy Type Telephone Bldg..
 Class & Quality Masonry.....Avg.
 # Dwelling Units 0
 Exterior Brick/Stone
 Stories & Height 1 STORY @ 12'
 Heating/Cooling Warm/Cool Air
 Built 1954
 Remodeled 1990
 Base Cost/Sqft 65.74
 Heat-Cool/Sqft + 9.04
 Total 74.78
 Size Factor X 1.188
 Adjusted Cost/Sqft 88.84
 Total Square Feet X 1,800
 Replacement Cost 159,912
 Condition Above Average
 % Good Physical X .70
 Functional X 1.00
 Subtotal 111,938
 Economic Factor X 1.00

Total Value 111,938

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CONCRETE PLATFRM	1995	174	B 100	1,739	Avq.	95%	100%	100%	1,652
UTILITY BLDG....	2008	114	C 100	9,576	Avq.	97%	100%	100%	9,289
Outbuilding Total									10,941

Acpt Land 47,400 **Accepted Bldg** 122,900 **Total** 170,300

Oakland
 Name: SHORTY, PATRICIA L.

Valuation Report

07/15/2016

Page 1477

Map/Lot: 014-114

Account: 311 Card: 1 of 1

Location: 75 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/26/2003
 Sale Price 37,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7598P140

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	21,000.00	11,112	100%		11,112
Total Acres 0.14						11,112

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1968	12X65	B 100	23,110	Ava+	60%	100%	95%	13,173
Encl Frame Porch	1975	200	C 100	5,740	Ava.	83%	100%	95%	4,526
1.25 ST GARAGE..	1980	532	C 100	8,565	Ava.	86%	100%	95%	6,998
780 SFLA									24,697

Accpt Land	11,100	Accepted Bldg	24,700	Total	35,800
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Valuation Report

Map/Lot: 014-115

Account: 688 Card: 1 of 1

Location: 71 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/2001
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6814P344

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	21,000.00	9,850	100%		9,850
Total Acres 0.11					Land Total	9,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
10 Mobile Home.	1959	10X41	C 100	9,567	Ava+	60%	100%	95%	5,453	
Frame Shed	1962			----- S O U N D V A L U E -----						300
MH SLAB.....	1962	410	C 100	1,435	Ava.	75%	100%	95%	1,022	
MH GABLE ROOF...	1985	410	C 100	2,296	Ava.	89%	100%	95%	1,941	
ONE STORY FRAME	1996	300	C 100	15,540	Ava.	95%	100%	95%	14,025	
ONE STORY FRAME	2009	48	D 100	1,989	Ava.	97%	100%	95%	1,833	
758 SFLA				Outbuilding Total					24,574	

Acpt Land	9,900	Accepted Bldg	24,600	Total	34,500
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Oakland
 Name: EWT LLC 5

Valuation Report

07/15/2016

Page 1479

Map/Lot: 014-116

Account: 2835 Card: 1 of 1

Location: 67 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/23/2002
 Sale Price 128,585
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6886P204

Reference 2

Tran/Land/Bldg 1 2 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	75,000.00	60,930	100%		60,930
Total Acres 0.33						60,930

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BSMT FINISHED...	1900	1938	D 100	43.481	Ava+	70%	70%	100%	21,306
APT	1900	1482	D 100	73.114	Ava+	70%	100%	100%	51,180
APT	1900	1482	D 100	73.114	Ava+	70%	80%	100%	40,944
APT	1900	600	D 100	33.600	Ava+	70%	60%	100%	14,112
ONE STORY FRAME	1900	168	D 100	6.962	Ava+	70%	90%	100%	4,386
Open Frame Porch	1900	150	D 100	1.792	Ava+	70%	90%	100%	1,129
Encl Frame Porch	1900	1452	D 100	32.637	Ava+	70%	90%	100%	20,561
Wood Deck	1900	140	D 100	941	Ava+	70%	90%	100%	593
168 SFLA									
						Outbuilding Total			154,211

Acpt Land	60,900	Accepted Bldg	154,200	Total	215,100
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 4 71
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 52 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.80	Acres-Rear Land 1-10	2,500.00	2,000	100%		2,000
Total Acres 1.30					Land Total	77,000

Commercial Description

Occupancy Type	Church.....		Semi-Finish Bmt.	
Class & Quality	Frame.....Avg.		Frame.....Avg.	
# Dwelling Units	0		0	
Exterior	Wood Siding		Brick/Stone	
Stories & Height	1 STORY @ 24'		1 STORY @ 12'	
Heating/Cooling	Forced Warm Air		NONE	
Built	1900		1900	
Remodeled	0		0	
Base Cost/Sqft		50.94		22.77
Heat-Cool/Sqft	+	6.20		0.00
Total		57.14		22.77
Size Factor	X	1.347		0.993
Adjusted Cost/Sqft		76.97		22.61
Total Square Feet	X	3,040		2,960
Replacement Cost		233,989		66,926
Condition	Average		Average	
% Good Physical	X	.65		.65
Functional	X	1.00		1.00
Subtotal		152,093		43,502
Economic Factor	X 1.00		Total Value	195,595

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
TWO STORY FRAME	1900	960	C 100	74,592	Avg.	65%	100%	100%	48,485
7,920 SF							Outbuilding Total		48,485

Acpt Land 77,000 **Accepted Bldg** 244,100 **Total** 321,100

Account: 2209 Card: 1 of 1

Location: 20 WEST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 PARSONAGE
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 53 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	Two Story	729 Sqft	Grade C 110	Base	105,974
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	1,123
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,368
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12	HEARTHES	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	Floor & Stairs			Attic	2,245
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1898	0	TYPICAL	TYPICAL	Above Average	Inadeq.	107,822			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	91%	95%	65,248		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Storv/BASEMENT	1898	256	C 110	24.640	Avg+	70%	91%	95%	14,911
ONE STORY FRAME	1898	54	C 110	3.077	Avg+	70%	91%	95%	1,862
Open Frame Porch	1898	199	C 110	3.219	Avg+	70%	100%	95%	2,140
1.75.ST ATT SHED	1898	200	C 110	2.156	Avg+	70%	100%	95%	1,434
2.00 ST BARN....	1898	729	C 110	17.962	Avg.	50%	50%	95%	4,265
1 & 1/2 STORY FR	1898	200	C 110	14.815	Avg+	70%	95%	95%	9,358
2,324 SFLA									
							Outbuilding Total		33,970
Acpt Land			0	Accepted Bldg		99,200	Total		99,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/1998
Sale Price 56,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5660P129

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.10	Acres-Rear Land 1-10	1,400.00	140	100%		140
Total Acres 0.60			Land Total			21,140

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	736 Sqft	Grade C 100	Base	92,331
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,091
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,174
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	TYPICAL	TYPICAL	Above Average	Typical	97,034
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	96%	95%	61,947	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.75 ST SHED....	1915	306	C 100	2,999	Avq+	70%	100%	95%	1,994
1 & 3/4 STORY FR	1915	306	C 100	22,191	Avq+	70%	96%	95%	14,167
1 & 3/4 STORY FR	1915	180	C 100	13,054	Avq+	70%	96%	95%	8,334
ONE STORY FRAME	1915	60	C 100	3,108	Avq+	70%	96%	95%	1,984
TWO STORY FRAME	1915	27	C 100	2,097	Avq+	70%	96%	95%	1,339
Open Frame Porch	1915	269	C 100	3,906	Avq+	70%	100%	95%	2,597
3/4S AD/GAR.....	2006	768	B 100	50,578	Avq.	97%	100%	95%	46,608
2,253 SFLA									77,023

Acpt Land	21,100	Accepted Bldg	139,000	Total	160,100
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Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2502P305

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.06	Acres-Rear Land 1-10	2,000.00	120	100%		120
Total Acres 0.56			Land Total			30,120

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,378 Sqft Masonry Trim Roof Cover	Grade B 100 None Other	Base Trim Roof	200,073 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-7,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,692
Rooms	11	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	Floor & Stairs			Attic	4,939
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Above Average	Typical	208,446
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	93%	100%	135,698	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1910	424	B 100	7,777	Avq+	70%	100%	100%	5,444
1 Story/BASEMENT	1910	25	B 100	1,971	Avq+	70%	93%	100%	1,283
ONE STORY FRAME	1910	25	B 100	1,658	Avq+	70%	93%	100%	1,080
1SFr Overhang	1910	20	B 100	1,326	Avq+	70%	93%	100%	863
Frame Shed	1910								100
2,826 SFLA				----- S O U N D V A L U E -----					100
								Outbuilding Total	8,770

Acpt Land	30,100	Accepted Bldg	144,500	Total	174,600
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Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2445P299

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 66 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	30,000.00	22.847 100%		22,847
Total Acres 0.29				Land Total	22,847

Dwelling Description

Replacement Cost New

Conventional	Two & 1/2 Story	1,246 Sqft	Grade B 100	Base	202,907
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-6,698
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	6,978
Rooms	13	HEARTHES	ONE HEARTH		
Bedrooms	7	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,602
Attic	None			Attic	0
FirePlaces	5			Fireplace	13,440
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Good	Typical	225,229
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	89% 100%	150,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	200	B 100	3,763	Good	75%	100%	100%	2,822
Frame Bay Window	1900	56	B 100	3,713	Good	75%	89%	100%	2,479
1.75 Story/BSMT	1900	459	B 100	48,364	Good	75%	89%	100%	32,283
Wood Deck	1900	114	C 100	958	Avq.	65%	100%	100%	623
1 Story/BASEMENT	1900	170	B 100	13,404	Good	75%	89%	100%	8,947
1 Story/BASEMENT	1900	21	B 100	1,656	Good	75%	89%	100%	1,105
Wood Deck	1900	60	C 100	504	Avq.	65%	100%	100%	328
Frame Garage	1900	648	D 100	7,258	Avq.	65%	100%	100%	4,718
4,165 SFLA						Outbuilding Total			53,305

Acpt Land	22,800	Accepted Bldg	203,600	Total	226,400
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 MEMORIAL HALL

Reference 2

Tran/Land/Bldg 1 4 77

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	75,000.00	62,750	100%		62,750
Total Acres 0.35			Land Total			62,750

Commercial Description

Occupancy Type	Fraternal Bldg..		Finish Basement.	
Class & Quality	Masonry.....Good		Masonry.....Avg.	
# Dwelling Units	0		0	
Exterior	Brick/Stone		Brick/Stone	
Stories & Height	1 STORY @ 16'		1 STORY @ 11'	
Heating/Cooling	Forced Warm Air		NONE	
Built	1900		1900	
Remodeled	0		0	
Base Cost/Sqft	72.51		37.44	
Heat-Cool/Sqft	+		0.00	
Total	78.72		37.44	
Size Factor	X		1.019	
Adjusted Cost/Sqft	85.65		38.15	
Total Square Feet	X		2,985	
Replacement Cost	255,665		113,878	
Condition	Average		Below Average	
% Good Physical	X		.65	
Functional	X		0.80	
Subtotal	132,946		40,996	
Economic Factor	X 1.00		Total Value 173,942	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
							Func	Econ	
Open Frame Porch	2009	40	D 100	560	Avq.	97%	100%	100%	543
5,970 SF							Outbuilding Total		543
Acpt Land		62,800	Accepted Bldg			174,500	Total		237,300

Valuation Report

Map/Lot: 014-122

Account: 133 Card: 1 of 1

Location: 22 WEST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/01/2000
 Sale Price 83,340
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B6153P214

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	21,000.00	15,143 100%		15,143
Total Acres 0.26				Land Total	15,143

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	1,015 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	125,221 0 0 0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-4,263
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,002
Rooms	13	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	Floor & Stairs			Attic	2,842
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1900	Renovated 1990	Kitchens OLD TYPE	Baths TYPICAL	Condition Average	Layout Typical	Total			
						133,002			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		65%	79%	95%	64,882		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1900	204	C 100	1,714	Avq.	65%	90%	95%	953
ONE STORY FRAME	1900	224	C 100	11,603	Avq.	65%	79%	95%	5,660
Finished Attic	1900	224	C 100	3,920	Avq.	65%	79%	95%	1,913
1 & 1/2 STORY FR	1990	1050	C 100	70,707	Avq.	92%	70%	95%	43,258
Open Frame Porch	1900	48	C 100	812	Avq.	65%	90%	95%	451
TWO STORY FRAME	1900	266	C 100	20,668	Avq.	65%	79%	95%	10,082
4,473 SFLA				Outbuilding Total					62,317
Acpt Land		15,100		Accepted Bldg		127,200		Total	142,300

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 01/14/2003
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7234P205

Reference 2

Tran/Land/Bldg 1 1 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.19	Acres-Rear Land 1-10	1,400.00	266	100%		266
Total Acres 0.69			Land Total			21,266

Dwelling Description

Replacement Cost New

Garrison	Two Story	750 Sqft	Grade C 110	Base	108,108
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,465
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,080
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	11	HEARTHES	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,620
Attic	Floor & Stairs			Attic	2,310
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	114,653
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	84% 95%	59,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	189	C 110	12,807	Avq.	65%	84%	95%	6,644
1 Story/BASEMENT	1900	32	C 110	2,169	Avq.	65%	84%	95%	1,125
Wood Deck	1900	168	C 110	1,553	Avq.	65%	100%	95%	959
1 Story/BASEMENT	1900	756	C 110	51,226	Avq.	65%	84%	95%	26,571
Wood Deck	1900	64	C 110	591	Avq.	65%	100%	95%	365
Swimming Pool	1900	648	C 100	7,000	Avq.	99%	100%	95%	6,583
1.75 Story/BSMT	1900	416	C 110	37,670	Avq.	65%	84%	95%	19,540
3,205 SFLA						Outbuilding Total			61,787

Acpt Land	21,300	Accepted Bldg	121,300	Total	142,600
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Valuation Report

Map/Lot: 014-124

Account: 1901 Card: 1 of 1

Location: 7 WEST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1995
 Sale Price 61,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4901P215

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	21,000.00	13,282	100%		13,282
Total Acres 0.20						13,282

Dwelling Description

Replacement Cost New

Conventional	Two Story	604 Sqft	Grade C 110	Base	95,134
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,790
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	Floor & Stairs			Attic	1,860
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1870	0	TYPICAL	TYPICAL	Below Average	Typical	96,052					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	60%	100%	95%	54,750						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1870	286	C 110	16,296	Avq-	60%	100%	95%	9,289		
2 Story/BASEMENT	1870	70	C 110	6,737	Avq-	60%	100%	95%	3,840		
ONE STORY FRAME	1870	16	C 110	911	Avq-	60%	100%	95%	520		
2S Open Fr Porch	1870	25	C 110	809	Avq-	60%	100%	95%	461		
1.75 ST BARN....	1870	504	C 100	10,584	Avq-	60%	50%	95%	3,016		
Frame Shed	1870	216	C 100	1,512	Fair	50%	100%	95%	718		
1,650 SFLA									17,844		
Acpt Land						13,300	Accepted Bldg		72,600	Total	85,900

Oakland
Name: WING, MISTY R.

Valuation Report

07/15/2016

Page 1489

Map/Lot: 014-125

Account: 1740 Card: 1 of 1

Location: 57 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/06/2015
Sale Price 101,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12159P104
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	21,000.00	17,570	100%		17,570
Total Acres 0.35						17,570

Dwelling Description				Replacement Cost New		
Conventional	Two Story	924 Sqft	Grade C 100	Base		114,358
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement		-8,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,553
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	Full Finished			Attic		16,436
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2008	GOOD	GOOD	Average	Typical	129,459
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		80%	89%	95%
						87,566

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2000	20	C 100	420	Avq.	97%	100%	95%	387
Frame Garage	1970	576	C 100	8,064	Avq.	80%	100%	95%	6,128
Frame Shed	2003	240	C 100	1,680	Avq.	97%	100%	95%	1,548
Wood Deck	2011	120	C 100	1,008	Avq.	97%	100%	95%	929
1,848 SFLA						Outbuilding Total			8,992

Acpt Land	17,600	Accepted Bldg	96,600	Total	114,200
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Oakland
 Name: WARREN, THOMAS H.

Valuation Report

07/15/2016

Page 1490

Map/Lot: 014-126

Account: 2452 Card: 1 of 2

Location: 49 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/18/2005
 Sale Price 252,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8556P141

Reference 2

Tran/Land/Bldg 2 1 14

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.11	Acres-Rear Land 1-10	1,400.00	154	100%		154
Total Acres 0.61			Land Total			21,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	1978	2650	C 90	141.120	Avg.	85%	80%	95%	91,164
Encl Frame Porch	1978	103	C 90	2,722	Avg.	85%	80%	95%	1,758
Encl Frame Porch	1978	112	C 90	2,948	Avg.	85%	80%	95%	1,905
Open Frame Porch	1978	260	C 90	3,402	Avg.	85%	80%	95%	2,198
Open Frame Porch	1978	260	C 90	3,402	Avg.	85%	80%	95%	2,198
ONE STORY FRAME	1978	128	C 90	5,967	Avg.	85%	80%	95%	3,855
128 SFLA						Outbuilding Total			103,078

Acpt Land 21,200 **Accepted Bldg** 103,100 **Total** 124,300

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/18/2005
 Sale Price 252,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6797P142

Reference 2

Tran/Land/Bldg 2 1 13

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One & 3/4 Story	1,217 Sqft	Grade C 100	Base	138,602
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,111
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,248
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1980	TYPICAL	TYPICAL	Above Average	Typical	147,139			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	80%	95%	78,278				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	120	C 100	1,820	Avg+	70%	100%	95%	1,210
Open Frame Porch	1900	154	C 100	2,296	Avg+	70%	100%	95%	1,527
2,130 SFLA									
						Outbuilding Total		2,737	
Acpt Land			0	Accepted Bldg		81,000	Total		81,000

Oakland
Name: WARREN, THOMAS H.

Valuation Report

07/15/2016

Page 1492

Map/Lot:

014-126

Account: 2452

Location:

47 WATER STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	21,200	103,100	124,300	21,200	103,100	124,300
2	0	81,000	81,000	0	81,000	81,000
TOTAL	21,200	184,100	205,300	21,200	184,100	205,300

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/27/2006
 Sale Price 43,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8880P020
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	21,000.00	12,945 100%		12,945
Total Acres 0.19				Land Total	12,945

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	896 Sqft	Grade C 100	Base	104,319
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	1980	TYPICAL	TYPICAL	Below Average	Typical	100,556			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	99%	95%			
Value(Rcnd)						56,744			
Outbuildings/Additions/Improvements						Value Rcnd			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1920	230	C 100	11,914	Avg-	60%	99%	95%	6,723
Frame Shed	1920					----- S O U N D V A L U E -----			200
1,798 SFLA						Outbuilding Total			6,923
Acpt Land		12,900	Accepted Bldg		63,700	Total			76,600

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/31/2014
Sale Price 52,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11886P324
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	21,000.00	10,708 100%		10,708
Total Acres 0.13				Land Total	10,708

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	676 Sqft	Grade C 100	Base	85,346
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-4,495
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,915
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	1965	TYPICAL	TYPICAL	Average	Typical	83,766			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		65%	97%	95%			
Value(Rcnd)						50,174			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1920	230	C 100	14,168	Avq.	65%	100%	95%	8,749
Frame Shed	2007	120	B 100	1,075	Avq.	97%	100%	95%	991
Wood Deck	2004	128	B 100	1,376	Avq.	97%	100%	95%	1,268
Frame Shed	1920			----- S O U N D V A L U E -----					200
Wood Deck	2010	124	C 100	1,042	Avq.	97%	100%	95%	960
1,413 SFLA									12,168
Acpt Land			10,700	Accepted Bldg		62,300	Total		73,000

Oakland
 Name: SMITH, KATHERINE

Valuation Report

07/15/2016

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Map/Lot: 014-130

Account: 115 Card: 1 of 1

Location: 16 HUBBARD STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/13/2003
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7403P342

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	21,000.00	13,930 100%		13,930
Total Acres 0.22				Land Total	13,930

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	667 Sqft	Grade C 100	Base	84,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-4,436
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1980	TYPICAL	TYPICAL	Average	Typical	80,134			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	95%	49,483				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	284	C 100	14,711	Avg.	65%	100%	95%	9,084
Wood Deck	1900	24	C 100	202	Avg.	65%	100%	95%	124
Frame Garage	1960	320	D 100	3,584	Poor	20%	100%	95%	681
1,451 SFLA									
Outbuilding Total									9,889

Acpt Land 13,900 **Accepted Bldg** 59,400 **Total** 73,300

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/05/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12124P199
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.08	Acres-Rear Land 1-10	1,400.00	112	100%		112
Total Acres 0.58			Land Total			21,112

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base	76,722
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	1980	TYPICAL	TYPICAL	Fair	Inadeq.	80,987
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		53%	84%	95%
Value(Rcnd)						34,253

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
2 Story/BASEMENT	1948	364	C 100	31,850	Fair	53%	91%	95%	14,594
Wood Deck	1948	160	C 100	1,344	Fair	53%	100%	95%	676
Frame Garage	1948	480	D 100	5,376	Fair	53%	100%	95%	2,707
1,736 SFLA									
Outbuilding Total									17,977

Acpt Land 21,100 **Accepted Bldg** 52,200 **Total** 73,300

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 03/18/2005
Sale Price 143,180
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8344P117

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	21,000.00	20,576	100%		20,576
Total Acres 0.48						20,576

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade C 110	Base	102,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,643
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,468
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Above Average	Typical	108,155
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	69,046
None			70%		96%	
Percent Good						Value Rcnld
95%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	432	C 110	41,580	Avq+	70%	96%	95%	26,545
Wood Deck	1900	114	C 110	1,053	Avq+	70%	100%	95%	700
Encl Frame Porch	1900	190	C 110	6,006	Avq+	70%	100%	95%	3,994
Wood Deck	1900	192	C 110	1,774	Avq+	70%	100%	95%	1,180
Wood Deck	1900	80	C 110	739	Avq+	70%	100%	95%	491
2 ST ATT SHED...	1900	160	C 110	1,848	Avq+	70%	100%	95%	1,229
Frame Garage	1900	256	C 110	3,942	Avq+	70%	100%	95%	2,621
Open Frame Porch	1900	135	C 110	2,233	Avq+	70%	100%	95%	1,485
Frame Shed	1900	80	C 110	616	Avq+	70%	100%	95%	409
Jacuzzi #	1998	1	C 100	3,500	Avq.	96%	100%	95%	3,192
2,208 SFLA									Outbuilding Total
									41,846

Acpt Land	20,600	Accepted Bldg	110,900	Total	131,500
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Oakland
 Name: NOLF, LISA M.

Valuation Report

07/15/2016

Page 1498

Map/Lot: 014-133

Account: 1706 Card: 1 of 1

Location: 23 CENTER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/17/2005
 Sale Price 148,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8617P048
 Reference 2 B11516P135 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.01	Acres-Rear Land 1-10	1,400.00	14	100%		14
Total Acres 0.51						Land Total 21,014

Dwelling Description

Replacement Cost New

Conventional	Two Story	928 Sqft	Grade C 110	Base	119,890
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,287
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	924
Attic	Floor & Stairs			Attic	2,858
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,858
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1845	1965	TYPICAL	TYPICAL	Average	Typical	116,527
Functional Obsolescence						Value(Rcnld)
None						67,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1 & 3/4 STORY FR	1845	400	C 110	31,909	Avq.	65%	94%	95%	18,522
1.50 ST SHED....	1845	320	C 110	3,203	Avq.	65%	100%	95%	1,978
ONE STORY FRAME	1845	60	C 110	3,419	Avq.	65%	94%	95%	1,984
Open Frame Porch	1845	125	C 110	2,079	Avq.	65%	100%	95%	1,283
1.75 ST BARN....	1845	910	C 100	19,110	Avq-	60%	100%	95%	10,893
1.50 ST ATT SHED	1845	50	C 100	455	Avq-	60%	100%	95%	259
2,616 SFLA									Outbuilding Total 34,919

Acpt Land 21,000 Accepted Bldg 102,600 Total 123,600

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/06/2005
Sale Price 110,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8442P170

Reference 2

Tran/Land/Bldg 1 1 13

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
Total Acres 0.50						21,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	624 Sqft	Grade C 100	Base	90,969
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	Full Finished			Attic	12,236
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1960	TYPICAL	TYPICAL	Average	Typical	112,059
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						55,357
None						

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
2 Story/BASEMENT	1870	65	C 100	5,687	Avq.	65%	80%	95%	2,810
1 Story/BASEMENT	1870	60	C 100	3,696	Avq.	65%	80%	95%	1,826
2 Story/BASEMENT	1870	224	C 100	19,600	Avq.	65%	80%	95%	9,682
1 Story/BASEMENT	1870	192	C 100	11,827	Avq.	65%	80%	95%	5,843
2 STORY SHED....	1870	192	C 100	2,016	Avq.	65%	100%	95%	1,244
Unfinished Attic	1870	608	C 100	1,702	Avq.	65%	100%	95%	1,051
2 STORY SHED....	1870	144	C 100	1,512	Avq.	65%	100%	95%	934
Frame Garage	1960	480	C 100	6,720	Avq.	74%	100%	95%	4,724
Wood Deck	1870	60	C 100	504	Avq.	65%	100%	95%	312
2,078 SFLA						Outbuilding Total			28,426

Acpt Land	21,000	Accepted Bldg	83,800	Total	104,800
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Valuation Report

Map/Lot: 014-135

Account: 953 Card: 1 of 1

Location: 23 WEST SCHOOL STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/05/2005
Sale Price 146,999
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8532P097
Reference 2 B9253P167
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	21,000.00	12,245	100%		12,245
Total Acres 0.17						12,245

Dwelling Description

Replacement Cost New

Conventional	Two Story	952 Sqft	Grade C 110	Base	128,639
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,398
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,665
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	1/2 Finished			Attic	9,255
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	GOOD	GOOD	Above Average	Typical	143,167
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				70%	98%	95%
93,302						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1890	54	C 110	3,077	Avq+	70%	98%	95%	2,005
Open Frame Porch	2008	96	B 100	1,900	Avq.	97%	100%	95%	1,751
Encl Frame Porch	1890	90	C 110	2,926	Avq+	70%	100%	95%	1,946
1 ST ATT.SHED...	1890	192	C 110	1,478	Avq+	70%	100%	95%	983
Frame Garage	1960	400	C 100	5,600	Avq.	70%	100%	95%	3,724
1,958 SFLA									
Outbuilding Total									10,409

Acpt Land 12,200 **Accepted Bldg** 103,700 **Total** 115,900

Valuation Report

Account: 1301 Card: 1 of 1

Location: 26 CHURCH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/30/2014
Sale Price 285,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11842P122

Reference 2

Tran/Land/Bldg 1 2 28

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	75,000.00	56,125	100%		56,125
Total Acres 0.28						56,125

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1900	1978	C 110	131,085	Good	75%	100%	100%	98,314
APT	1900	1478	C 110	100,285	Ava.	65%	100%	100%	65,185
ONE STORY FRAME	1900	36	C 110	2,051	Ava.	65%	100%	100%	1,333
Open Frame Porch	1900	384	C 110	6,068	Ava.	65%	100%	100%	3,944
CANOPY.....	1926	100	D 100	1,344	Ava-	60%	100%	100%	806
2S Encl Fr Porch	1900	240	C 100	10,291	Ava.	65%	100%	100%	6,689
Wood Deck	1900	262	C 100	2,201	Ava.	65%	100%	100%	1,431
1/2S AD/GAR.....	1985	576	C 100	22,176	Ava.	89%	100%	100%	19,737
Frame Garage	1985	288	C 100	4,032	Ava.	89%	100%	100%	3,588
1.50 ST GARAGE..	1926	540	D 100	7,862	Ava-	60%	100%	100%	4,717
Outbuilding Total									205,744

Acpt Land	56,100	Accepted Bldg	205,700	Total	261,800
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Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B0626P343
 Reference 2
 Tran/Land/Bldg 1 4 77
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 50 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	60,000.00	48,744 100%		48,744
Total Acres 0.33				Land Total	48,744

Dwelling Description

Replacement Cost New

Conventional	Two Story	2,047 Sqft	Grade D 100	Base	174,498
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2047 Sqft, Grade D	Basement Gar	None	Fin Bsmt	22,926
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,070
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	6	Plumbing	6,048
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	211,542			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Overbuilt		None		65%	79% 100%	108,627			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1900	451	D 100	22,225	Avq.	65%	88%	100%	12,712
Open Frame Porch	1900	184	D 100	2,173	Avq.	65%	100%	100%	1,412
Wood Deck	1900	42	D 100	283	Avq.	65%	100%	100%	184
Encl Frame Porch	2008	125	B 100	4,659	Avq.	97%	100%	100%	4,519
4,545 SFLA							Outbuilding Total		18,827

Acpt Land 48,700 **Accepted Bldg** 127,500 **Total** 176,200

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 LIBRARY
 Tran/Land/Bldg 1 4 57
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	60,000.00	48,000	100%		48,000
Total Acres 0.32						48,000

Commercial Description

Occupancy Type	Library.....		Finish Basement.
Class & Quality	Masonry.....Avg.		Frame.....Avg.
# Dwelling Units	0		0
Exterior	Brick/Stone		Brick/Stone
Stories & Height	1 STORY @ 16'		1 STORY @ 10'
Heating/Cooling	HVAC		NONE
Built	1960		1900
Remodeled	0		0
Base Cost/Sqft		54.15	30.46
Heat-Cool/Sqft	+	17.52	0.00
Total		71.67	30.46
Size Factor	X	1.240	1.084
Adjusted Cost/Sqft		88.87	33.02
Total Square Feet	X	1,510	755
Replacement Cost		134,194	24,930
Condition	Good		Good
% Good Physical	X	.80	.75
Functional	X	1.00	1.00
Subtotal		107,355	18,698
Economic Factor	X 1.00		
		Total Value	126,053

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BASEMENT.....	1900	1510	C 100	24,839	Good	75%	50%	100%	9,314
ONE STORY FRAME	1900	66	C 100	3,419	Good	75%	100%	100%	2,564
2,331 SF						Outbuilding Total			11,878

Acpt Land	48,000	Accepted Bldg	137,900	Total	185,900
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Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 LIBRARY
 Tran/Land/Bldg 1 4 57
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Commercial Description

Occupancy Type	Library.....	Finish Basement.
Class & Quality	Masonry.....Avg.	Rein.Conc...Avg.
# Dwelling Units	0	0
Exterior	Brick/Stone	Brick/Stone
Stories & Height	2 STORY @ 10'	1 STORY @ 10'
Heating/Cooling	HVAC	NONE
Built	2003	2003
Remodeled	0	0
Base Cost/Sqft	54.15	54.52
Heat-Cool/Sqft	+ 17.52	0.00
Total	71.67	54.52
Size Factor	X 0.981	0.981
Adjusted Cost/Sqft	70.31	53.48
Total Square Feet	X 5,160	2,580
Replacement Cost	362,800	137,978
Condition	Average	Average
% Good Physical	X .97	.97
Functional	X 1.00	1.00
Subtotal	351,916	133,839
Economic Factor	X 1.00	Total Value 485,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ELEV.2500LBS/FPM	2003	0	B 100	28,785	Avq.	97%	100%	100%	27,921
ELEVATOR STOPS #	2003	3	B 100	26,880	Avq.	97%	100%	100%	26,074
OFFICE MASONRY..	2003	150	B 100	24,730	Avq.	97%	100%	100%	23,988
Open Frame Porch	2003	150	A 100	3,584	Avq.	97%	100%	100%	3,476
7,740 SF									
Outbuilding Total									81,459

Acpt Land 0 **Accepted Bldg** 567,200 **Total** 567,200

Oakland
Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

Page 1505

Map/Lot:

014-138

Account: 664

Location:

18 CHURCH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	48,000	137,900	185,900	48,000	137,900	185,900
2	0	567,200	567,200	0	567,200	567,200
TOTAL	48,000	705,100	753,100	48,000	705,100	753,100

Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 01/16/2004
Sale Price 69,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7804P220

Reference 2

Tran/Land/Bldg 1 1 14

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	30,000.00	22.847 100%		22,847
Total Acres 0.29			Land Total		22,847

Dwelling Description

Replacement Cost New

Conventional	Two Story	750 Sqft	Grade C 100	Base	102,703
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,696
Rooms	14	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	12,600
Attic	Full Finished			Attic	14,000
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	129,849
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	68% 100%	57,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1900	512	C 100	42,148	Avq.	65%	68%	100%	18,629
ONE STORY FRAME	1900	260	C 100	13,468	Avq.	65%	68%	100%	5,953
Open Frame Porch	1900	132	C 100	1,988	Avq.	65%	100%	100%	1,292
Frame Bay Window	1900	36	C 100	1,865	Avq.	65%	68%	100%	824
ONE STORY FRAME	1900	45	C 100	2,331	Avq.	65%	68%	100%	1,030
1 ST ATT.SHED...	1900	342	C 100	2,394	Avq.	65%	100%	100%	1,556
2,737 SFLA									
Outbuilding Total									29,284

Acpt Land 22,800 **Accepted Bldg** 86,700 **Total** 109,500

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/23/2004
 Sale Price 149,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8048P146

Reference 2

Tran/Land/Bldg 1 2 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	30,000.00	19,900 100%		19,900
Total Acres 0.22				Land Total	19,900

Dwelling Description

Replacement Cost New

Conventional	Two Story	957 Sqft	Grade C 100	Base	129,147
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,019
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,716
Rooms	14	HEARTHES	ONE HEARTH		
Bedrooms	7	Add Fixtures	5		
Baths	7	Half Baths	0	Plumbing	23,520
Attic	Full Finished			Attic	16,898
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	1990	TYPICAL	TYPICAL	Above Average	Typical	170,262			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	81%	100%	96,539		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1.5 Story/BSMT	1800	360	C 100	27,770	Avq+	70%	81%	100%	15,746
ONE STORY FRAME	1800	180	C 100	9,324	Avq+	70%	81%	100%	5,287
Finished Attic	1800	180	C 100	3,150	Avq+	70%	81%	100%	1,786
1 & 3/4 STORY FR	1800	728	C 100	52,794	Avq+	70%	81%	100%	29,934
CARPORT.....	1800	168	C 100	1,058	Avq+	70%	100%	100%	741
ONE STORY FRAME	1800	144	C 100	7,459	Avq+	70%	81%	100%	4,229
4,142 SFLA									57,723
Outbuilding Total									57,723
Acpt Land		19,900	Accepted Bldg		154,300	Total			174,200

Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/01/1996
 Sale Price 13,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5646P311 TAX LIEN
 Reference 2 B5249P200 HARVILLE
 Tran/Land/Bldg 1 2 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	30,000.00	16,971	100%		16,971
Total Acres 0.16						16,971

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,230 Sqft	Grade C 100	Base	152,759
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,166
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,061
Rooms	14	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	10,920
Attic	Full Finished			Attic	20,720
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2000	TYPICAL	TYPICAL	Average	Typical	185,294
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				74%	79%	90%
						97,491

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Bay Window	1960	36	C 100	1,865	Avq.	74%	79%	90%	981
Wood Deck	1960	192	C 100	1,613	Avq.	74%	100%	90%	1,075
1.75 ST BARN....	1960	676	C 100	14,196	Avq-	70%	50%	90%	4,471
2,496 SFLA									6,527
Outbuilding Total									6,527

Acpt Land 17,000 **Accepted Bldg** 104,000 **Total** 121,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/22/2009
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10252P298

Reference 2

Tran/Land/Bldg 1 2 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 0.63			Land Total			75,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
APT	1900	7223	C 100	412,888	Avq-	60%	60%	100%	148,640	
Wood Deck	1987	300	C 100	2,520	Avq-	88%	60%	100%	1,331	
Open Frame Porch	1987	600	C 100	8,540	Avq-	88%	60%	100%	4,509	
Encl Frame Porch	1987	80	C 100	2,380	Avq-	88%	60%	100%	1,256	
ONE STORY FRAME	1987	80	C 100	4,144	Avq-	88%	60%	100%	2,188	
Frame Shed	1987	93	D 100	521	Avq-	88%	60%	100%	275	
ONE STORY FRAME	1987	144	D 100	5,967	Avq-	88%	60%	100%	3,151	
Wood Deck	1987	32	C 100	269	Avq-	88%	60%	100%	142	
Wood Deck	1987	80	C 100	672	Avq-	88%	60%	100%	355	
BSMT UNFINISHED.	1900	3499	C 100	41,989	Avq-	60%	25%	100%	6,298	
224 SFLA							Outbuilding Total			168,145

Acpt Land 75,300 **Accepted Bldg** 168,100 **Total** 243,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public SewerDrilled Well
 Street Paved

Reference 1 B3948P279TC
 Reference 2
 Tran/Land/Bldg 1 2 14
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	21,000.00	19,016	100%		19,016
Total Acres 0.41			Land Total			19,016

Dwelling Description

Replacement Cost New

Conventional	Two Story	999 Sqft	Grade C 90	Base	120,075
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,441
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,431
Rooms	12	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,340
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	126,405			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		74%	82%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Open Fr Porch	1960	259	D 100	4,519	Avg.	74%	100%	95%	3,177
1,998 SFLA						Outbuilding Total			3,177

Acpt Land	19,000	Accepted Bldg	76,000	Total	95,000
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Oakland
 Name: YOCZ, DANIEL S.

Valuation Report

07/15/2016

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Map/Lot:

014-143-A

Account: 3763 Card: 1 of 1

Location:

6 CHURCH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Public SewerDrilled Well
 Street Paved

Reference 1 B3948P279TC

Reference 2

Tran/Land/Bldg 1 2 15

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,040 Sqft	Grade D 100	Base	110,067
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1040 Sqft, Grade D	Basement Gar	None	Fin Bsmt	11,648
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,100
Rooms	18	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	4		
Baths	5	Half Baths	0	Plumbing	13,440
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1965	0	TYPICAL	TYPICAL	Average	Typical		139,255
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	89%	95%	90,660

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Open Fr Porch	1965	168	D 100	2,990	Avg.	77%	100%	95%	2,187
Open Frame Porch	1965	168	D 100	1,994	Avg.	77%	100%	95%	1,458
Open Frame Porch	1965	45	D 100	616	Avg.	77%	100%	95%	450
TWO STORY FRAME	1965	56	D 100	3,480	Avg.	77%	89%	95%	2,266
Wood Deck	1965	108	D 100	725	Avg.	77%	100%	95%	530
2S Open Fr Porch	1965	60	D 100	1,176	Avg.	77%	100%	95%	861
Wood Deck	1965	108	D 100	725	Avg.	77%	100%	95%	530
2,192 SFLA									
Outbuilding Total									8,282

Accpt Land	0	Accepted Bldg	98,900	Total	98,900
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Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

Page 1512

Map/Lot:

014-144

Account: 1763 Card: 1 of 1

Location:

2 CHURCH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Reference 1 B8081P239

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	21,000.00	8,910	50%	Size/Shape	4,455
Total Acres 0.09					Land Total	4,455
Acpt Land		4,500	Accepted Bldg		0	Total
						4,500

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/04/2007
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9340P063

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Homesite (Fract)	75,000.00	28,062	100%		28,062
Total Acres 0.07						28,062

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1900	1381	D 100	68,589	Ava.	65%	70%	100%	31,208
OFFICE WOOD.....	1900	1354	D 100	82,544	Ava.	65%	100%	100%	53,654
BSMT UNFINISHED.	1900	480	D 100	6,541	Ava-	60%	50%	100%	1,962
Open Frame Porch	1900	140	D 100	1,680	Ava.	65%	100%	100%	1,092
Outbuilding Total									87,916

Acpt Land	28,100	Accepted Bldg	87,900	Total	116,000
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Oakland
 Name: CAREY, KARLA

Valuation Report

07/15/2016

Page 1514

Map/Lot: 014-147

Account: 2558 Card: 1 of 1

Location: 13 CHURCH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/07/2007
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 9243P086

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Homesite (Fract)	75,000.00	23,717	100%		23,717
Total Acres 0.05						23,717

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1975	1140	D 100	57,792	Ava.	83%	70%	100%	33,577
STORE FRAME.....	1975	1140	D 100	56,515	Ava.	83%	100%	100%	46,907
Wood Deck	1975	20	D 100	134	Ava.	83%	100%	100%	111
BSMT FINISHED...	1975	1140	D 100	40,544	Ava.	83%	60%	100%	20,191
Open Frame Porch	2007	216	C 100	3,164	Ava.	97%	100%	100%	3,069
STORE FRAME.....	2008	300	C 100	24,780	Ava.	97%	100%	100%	24,037
Open Frame Porch	2008	120	C 100	1,820	Ava.	97%	100%	100%	1,765
Outbuilding Total									129,657
Acpt Land		23,700	Accepted Bldg		129,700	Total		153,400	

Oakland
 Name: CAREY, KARLA

Valuation Report

07/15/2016

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Map/Lot: 014-148

Account: 2207 Card: 1 of 1

Location: 13 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 02/07/2007
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9243P086

Reference 2

Tran/Land/Bldg 1 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	30,000.00	15,875	95%	Vacancy	0
0.14	Acres-Homesite (Fract)	2,500.00	325	60%	Access	9,049
Total Acres 0.14					Land Total	9,049

Acpt Land 9,000 **Accepted Bldg** 0 **Total** 9,000

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/10/2015
 Sale Price 97,300
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12101P123
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	30,000.00	18,493 100%		18,493
Total Acres 0.19				Land Total	18,493

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	696 Sqft	Grade C 100	Base	88,812
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,001
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2005	TYPICAL	TYPICAL	Average	Typical	92,670
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		86%	99%	95%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Encl Frame Porch	1950	184	C 100	5,292	Avq.	86%
TWO STORY FRAME	2004	308	B 100	30,632	Avq.	97%
Encl Frame Porch	1980	126	C 100	3,668	Avq.	86%
1,834 SFLA						Percent Good
						Func
						Econ
						Value
						Rcnld
						4,323
						27,945
						2,996
						35,264

Acpt Land 18,500 **Accepted Bldg** 110,200 **Total** 128,700

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/01/2011
Sale Price 46,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10824P316
Reference 2
Tran/Land/Bldg 1 1 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	30,000.00	17,493 100%		17,493
Total Acres 0.17				Land Total	17,493

Dwelling Description

Replacement Cost New

Conventional	Two Story	572 Sqft	Grade C 90	Base	81,014
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,162
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,537
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,340
Attic	Floor & Stairs			Attic	1,441
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Below Average	Typical	94,170			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		60%	56%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	672	C 90	52,920	Avq-	60%	56%	100%	17,781
1 & 1/2 STORY FR	1900	60	C 90	3,636	Avq-	60%	56%	100%	1,222
ONE STORY FRAME	1900	36	C 90	1,679	Avq-	60%	56%	100%	564
1.50 ST ATT SHED	1900	240	C 90	1,966	Avq-	60%	80%	100%	944
2,614 SFLA						Outbuilding Total			20,511
Acpt Land		17,500	Accepted Bldg		52,200	Total		69,700	

Valuation Report

Account: 2802 Card: 1 of 1

Location: 23 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/02/2006
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8889P110

Reference 2

Tran/Land/Bldg 1 1 15

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	30,000.00	24,739 100%		24,739
Total Acres 0.34			Land Total		24,739

Dwelling Description

Replacement Cost New

Conventional	Two Story	680 Sqft	Grade C 100	Base	100,993
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	6		
Baths	6	Half Baths	0	Plumbing	21,000
Attic	Full Finished			Attic	13,020
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1990	Renovated 2008	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Inadeq.	Total
None		None		92%	80%	100%
Functional Obsolescence						Value(Rcnld)
None						97,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1990	648	C 100	56,700	Avq.	92%	85%	100%	44,339
Finished Attic	1990	648	C 100	11,340	Avq.	92%	85%	100%	8,868
Frame Garage	1960	413	C 100	5,782	Avq.	92%	100%	100%	5,319
Frame Bay Window	1990	48	C 100	2,486	Avq.	92%	85%	100%	1,944
Open Frame Porch	2006	302	C 100	4,368	Avq.	97%	100%	100%	4,237
Outbuilding Total									64,707

Acpt Land 24,700 **Accepted Bldg** 162,000 **Total** 186,700

Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/01/2001
Sale Price 115,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6684P105
Reference 2 B10805P140 QC
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	30,000.00	29,698	100%		29,698
Total Acres 0.49						29,698

Dwelling Description

Replacement Cost New

Conventional	One Story	1,646 Sqft	Grade B 100	Base	157,604
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-8,849
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,191
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	Floor & Stairs			Attic	5,899
FirePlaces	1			Fireplace	2,688
Insulation	Minimal			Insulation	-2,950
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1836	1955	TYPICAL	TYPICAL	Above Average	Typical	164,959
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				70%	90%	100%
						103,924

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1836	208	B 100	7,634	Avq+	70%	100%	100%	5,344
2S Fr Bay Window	1836	108	B 100	10,741	Avq+	70%	90%	100%	6,767
1 ST ATT.SHED...	1836	238	B 100	2,132	Avq+	70%	100%	100%	1,492
Frame Shed	1836	294	C 100	2,058	Avq-	60%	100%	100%	1,235
Frame Shed	1836	519	C 100	3,633	Avq-	60%	100%	100%	2,180
2.00 ST BARN....	1836	783	C 100	17,539	Avq-	60%	50%	100%	5,262
1,862 SFLA									22,280
Outbuilding Total									22,280

Acpt Land 29,700 **Accepted Bldg** 126,200 **Total** 155,900

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/24/2002
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6995P020

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	30,000.00	28,461 100%		28,460
Total Acres 0.45				Land Total	28,460

Dwelling Description

Replacement Cost New

Conventional	Two Story	552 Sqft	Grade C 110	Base	89,743
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,550
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	1,700
Rooms	11	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	Floor & Stairs			Attic	1,700
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	2002	TYPICAL	TYPICAL	Above Average	Typical	95,675
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
70%						
Func. %						Value
92%						
Econ. %						Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
2 Story/BASEMENT	1870	656	C 110	63,140	Avq+	70%	92%	100%	40,662
1 Story/BASEMENT	1870	300	C 110	20,328	Avq+	70%	92%	100%	13,092
1 ST ATT.SHED...	1870	150	C 110	1,155	Avq+	70%	100%	100%	808
1 ST ATT.SHED...	1870	150	C 110	1,155	Avq+	70%	100%	100%	808
ONE STORY FRAME	1870	234	C 110	13,334	Avq+	70%	92%	100%	8,587
Open Frame Porch	1870	196	C 110	3,172	Avq+	70%	100%	100%	2,220
Frame Bay Window	1870	27	C 110	1,539	Avq+	70%	92%	100%	991
Frame Garage	1950	512	D 100	5,734	Avq-	60%	100%	100%	3,440
Frame Shed	1950	300	C 100	2,100	Avq-	60%	100%	100%	1,260
Wood Deck	2002	240	C 100	2,016	Avq.	97%	100%	100%	1,956
2,977 SFLA									
Outbuilding Total									73,824

Acpt Land	28,500	Accepted Bldg	135,400	Total	163,900
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Valuation Report

Account: 2570 Card: 1 of 1

Location: 37 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/13/2015
 Sale Price 162,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11982P301 CHURCH

Reference 2

Tran/Land/Bldg 1 4 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.79	Acres-Rear Land 1-10	2,000.00	1,580	100%		1,580
Total Acres 1.29					Land Total	61,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1900	4513	C 100	315.910	Avg.	65%	100%	100%	205,342
Wood Deck	1900	160	C 100	1,344	Avg.	65%	100%	100%	874
Frame Shed	0								200
----- S O U N D V A L U E -----									
Outbuilding Total									206,416

Acpt Land	61,600	Accepted Bldg	206,400	Total	268,000
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Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/15/2015
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B11982P302
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 53 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Conventional	One Story	2,324 Sqft	Grade C 100	Base	162,478
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,726
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,254
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1965	0	TYPICAL	TYPICAL	Average			Typical			169,710
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)			
STYLE.....	None			77%	86%	100%				112,382
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1965	20	C 100	420	Ava.	77%	100%	100%	323	
2,324 SFLA							Outbuilding Total			323
Acpt Land			0	Accepted Bldg		112,700	Total		112,700	

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/05/2011
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B10647P218
 Reference 2
 Tran/Land/Bldg 1 4 71
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 52 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
Total Acres 0.50						60,000
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1900	4868	C 100	340,760	Ava.	65%	100%	100%	221,494
Open Frame Porch	1900	24	C 100	476	Ava.	65%	100%	100%	309
Open Frame Porch	1900	48	C 100	812	Ava.	65%	100%	100%	528
Outbuilding Total									222,331

Acpt Land	60,000	Accepted Bldg	222,300	Total	282,300
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Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	01/05/2011
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 APTS & MEETING ROOMS

Reference 2 B10647P218

Tran/Land/Bldg 1 4 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 53 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1900	1836	C 100	95,105	Avq-	60%	85%	100%	48,504
Encl Frame Porch	1900	468	C 100	13,244	Avq-	60%	85%	100%	6,754
Wood Deck	1900	36	C 100	302	Avq-	60%	85%	100%	154
1,836 SFLA									
						Outbuilding Total			55,412
Acpt Land			0	Accepted Bldg		55,400	Total		55,400

Oakland
 Name: UNITED BAPTIST CHURCH

Valuation Report

07/15/2016

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Map/Lot: 014-156

Account: 709 Card: 1 of 1

Location: 45 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1489P32

Reference 2

Tran/Land/Bldg 1 4 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 1.53					Land Total	62,060

Commercial Description

Occupancy Type	Church.....		Semi-Finish Bmt.
Class & Quality	Frame.....Avg.		Frame.....Avg.
# Dwelling Units	0		0
Exterior	Wood Siding		Concrete
Stories & Height	1 STORY @ 17'		1 STORY @ 9'
Heating/Cooling	Forced Warm Air		NONE
Built	1900		1900
Remodeled	0		0
Base Cost/Sqft		50.94	22.77
Heat-Cool/Sqft	+	6.20	0.00
Total		57.14	22.77
Size Factor	X	1.130	0.920
Adjusted Cost/Sqft		64.57	20.95
Total Square Feet	X	3,933	1,978
Replacement Cost		253,954	41,439
Condition	Average		Average
% Good Physical	X	.65	.65
Functional	X	1.00	1.00
Subtotal		165,070	26,935
Economic Factor	X 1.00		
		Total Value	192,005

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Open Frame Porch	1900	35	C 100	630	Avq.	65%	100%	100%	410
5,911 SF							Outbuilding Total		410

Acpt Land 62,100 **Accepted Bldg** 192,400 **Total** 254,500

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1489P032

Reference 2

Tran/Land/Bldg 1 4 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 110	Base	98,055
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,415
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1900	0	TYPICAL	TYPICAL	Average	Typical			99,992		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		65%	98%	100%	63,695			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
2 Storv/BASEMENT	1900	374	C 110	35,997	Avg.	65%	98%	100%	22,930	
Encl Frame Porch	1900	110	C 110	3,542	Avg.	65%	100%	100%	2,302	
1.75.ST ATT SHED	1900	289	C 110	3,115	Avg.	65%	100%	100%	2,025	
2.00 ST BARN....	1900	864	C 110	21,288	Avg-	50%	50%	100%	5,322	
2,008 SFLA						Outbuilding Total			32,579	
Acpt Land			0	Accepted Bldg			96,300	Total		96,300

Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/24/2015
Sale Price 119,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B12083P130
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.48	Acres-Rear Land 1-10	2,000.00	8,960	80%	Size/Shape	7,168
Total Acres 4.98			Land Total			37,168

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	838 Sqft	Grade B 100	Base	127,126
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,505
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,624
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1858	1990	GOOD	GOOD	Good	Typical	135,847	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		75%	95%	100%	96,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.5 Story/BSMT	1858	609	B 100	60,133	Good	75%	95%	100%	42,845
Wood Deck	1858	96	B 100	1,032	Good	75%	100%	100%	774
Wood Deck	1858	234	B 100	2,516	Good	75%	100%	100%	1,887
Wood Deck	1858	1200	B 100	12,902	Good	75%	100%	100%	9,676
Frame Shed	1858	468	C 100	3,276	Avq.	65%	100%	100%	2,129
1.50 ST BARN....	1858	780	C 100	15,288	Avq.	65%	50%	100%	4,968
2,380 SFLA									62,279

Acpt Land 37,200 **Accepted Bldg** 159,100 **Total** 196,300

Valuation Report

Account: 992 Card: 1 of 1

Location: 53 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/10/2007
 Sale Price 134,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9352P012

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	30,000.00	28,461 100%		28,460
Total Acres 0.45				Land Total	28,460

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	864 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	142,067 0 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-12,773
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,871
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	Floor & Stairs			Attic	3,097
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,548
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1950	TYPICAL	TYPICAL	Above Average	Typical	137,940
Functional Obsolescence						Value(Rcnld)
None						94,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1850	294	B 100	23,181	Avq+	70%	98%	100%	15,902
Open Frame Porch	1850	32	B 100	753	Avq+	70%	100%	100%	527
Frame Shed	1950	40	C 100	280	Avq.	68%	100%	100%	190
1.75 ST BARN....	1850	380	C 100	7,980	Avq.	65%	70%	100%	3,631
Open Frame Porch	1950	72	C 100	1,148	Avq.	68%	100%	100%	781
Wood Deck	2011	182	B 100	1,957	Avq.	97%	100%	100%	1,898
Wood Deck	2012	384	B 100	4,129	Avq.	97%	100%	100%	4,005
2,022 SFLA									26,934

Acpt Land 28,500 **Accepted Bldg** 121,600 **Total** 150,100

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2616P8

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 0.68			Land Total			30,360

Dwelling Description

Replacement Cost New

Conventional	Two Story	754 Sqft	Grade B 100	Base	126,271
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-6,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTHES	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	Floor & Stairs			Attic	2,702
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1985	TYPICAL	TYPICAL	Average	Typical	127,931
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	92% 100%	76,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1880	600	B 100	67,200	Avq.	65%	92%	100%	40,186
ONE STORY FRAME	1880	198	B 100	13,128	Avq.	65%	92%	100%	7,850
Open Frame Porch	1880	198	B 100	3,727	Avq.	65%	100%	100%	2,423
Encl Frame Porch	1880	216	B 100	7,921	Avq.	65%	100%	100%	5,149
Frame Shed	1880	160	B 100	1,434	Avq.	65%	100%	100%	932
ONE STORY FRAME	1880	160	B 100	10,609	Avq.	65%	92%	100%	6,344
1.50 ST BARN....	1880	650	C 100	12,740	Avq+	75%	70%	100%	6,688
Frame Shed	1880	64	C 100	448	Avq.	60%	100%	100%	269
3,066 SFLA									
Outbuilding Total									69,841

Acpt Land	30,400	Accepted Bldg	146,300	Total	176,700
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Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/27/2004
Sale Price 130,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8103P081

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
Total Acres 0.63			Land Total			30,260

Dwelling Description

Replacement Cost New

Conventional	Two Story	618 Sqft	Grade B 100	Base	110,186
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,322
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,898
Rooms	10	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	Floor & Stairs			Attic	2,215
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1955	TYPICAL	TYPICAL	Above Average	Typical	118,891
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	97%	100%	80,727	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1900	360	B 100	37,933	Avq+	70%	97%	100%	25,756
ONE STORY FRAME	1900	216	B 100	14,322	Avq+	70%	97%	100%	9,724
Open Frame Porch	1900	304	B 100	5,627	Avq+	70%	100%	100%	3,939
Open Frame Porch	1900	144	B 100	2,759	Avq+	70%	100%	100%	1,931
Encl Frame Porch	1900	144	B 100	5,340	Avq+	70%	100%	100%	3,738
Wood Deck	1985	60	B 100	645	Avq+	70%	100%	100%	451
Frame Garage	1900	240	B 100	4,301	Avq+	70%	100%	100%	3,011
2,082 SFLA									48,550

Acpt Land

30,300

Accepted Bldg

129,300

Total

159,600

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B2685P211
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.63	Acres-Rear Land 1-10	2,000.00	1,260	100%		1,260
Total Acres 1.13			Land Total			31,260

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	950 Sqft	Grade B 110	Base	153,438
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	-8,895
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	4,095
Rooms	12	HEARTHES	ONE HEARTH		
Bedrooms	6	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Capped Only			Insulation	-1,638
Unfin. Living Area	13%			Unfinished	-2,555

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1965	TYPICAL	TYPICAL	Above Average	Typical	156,864
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	85%	100%	93,334	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1850	392	B 110	45,436	Avq+	70%	85%	100%	27,034
1 Story/BASEMENT	1850	336	B 110	29,142	Avq+	70%	85%	100%	17,339
TWO STORY FRAME	1850	221	B 110	24,178	Avq+	70%	85%	100%	14,386
Encl Frame Porch	1850	188	B 110	7,609	Avq+	70%	100%	100%	5,326
Frame Bay Window	1850	32	B 110	2,335	Avq+	70%	85%	100%	1,389
CARPORT.....	1850	376	B 110	3,336	Avq+	70%	100%	100%	2,335
Open Frame Porch	1850	20	B 110	591	Avq+	70%	100%	100%	414
Frame Garage	1850	324	B 110	6,387	Avq+	70%	100%	100%	4,471
Frame Garage	1985	576	C 100	8,064	Avq.	89%	100%	100%	7,177
Frame Shed	1999	160	C 100	1,120	Avq.	97%	100%	100%	1,086
2,942 SFLA									
Outbuilding Total									80,957

Acpt Land

31,300

Accepted Bldg

174,300

Total

205,600

Oakland
 Name: KING, DAVID R. JR.

Valuation Report

07/15/2016

Page 1532

Map/Lot: 014-161

Account: 1099 Card: 2 of 2

Location: 65 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2685P211

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2007	320	B 100	5,734	Ava.	97%	100%	100%	5,562	
2,942 SFLA									5,562	
Accpt Land						0	Accepted Bldg		5,600	Total
									5,600	

Oakland
Name: KING, DAVID R. JR.

Valuation Report

07/15/2016

Page 1533

Map/Lot:

014-161

Account: 1099

Location:

65 CHURCH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,300	174,300	205,600	31,300	174,300	205,600
2	0	5,600	5,600	0	5,600	5,600
TOTAL	31,300	179,900	211,200	31,300	179,900	211,200

Valuation Report

Account: 2599 Card: 1 of 1

Location: 69 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1998
 Sale Price 84,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5614P267

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 18 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.00			Land Total			31,000

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	902 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	143,776 0 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-13,335
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	4,041
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	Floor & Stairs			Attic	3,233
FirePlaces	1			Fireplace	2,688
Insulation	Minimal			Insulation	-3,233
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1872	1950	GOOD	TYPICAL	Average	Typical	140,396
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	96% 100%	87,607

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1872	450	B 100	29,837	Avq.	65%	96%	100%	18,618
Unfinished Attic	1872	450	B 100	1,613	Avq.	65%	100%	100%	1,048
1 ST ATT.SHED...	1872	198	B 100	1,774	Avq.	65%	100%	100%	1,153
Encl Frame Porch	1872	207	B 100	7,598	Avq.	65%	100%	100%	4,939
Frame Shed	1872	64	C 100	448	Avq.	65%	100%	100%	291
Barn	1872	625	C 100	10,500	Avq.	65%	60%	100%	4,095
Open Frame Porch	1872	133	C 100	2,002	Avq.	65%	100%	100%	1,301
2,254 SFLA Outbuilding Total									31,445

Acpt Land 31,000 **Accepted Bldg** 119,100 **Total** 150,100

Valuation Report

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1996
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5129P227

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.00				Land Total		31,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,130 Sqft	Grade B 100	Base	170,742
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-6,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	Floor & Stairs			Attic	4,050
FirePlaces	1			Fireplace	2,688
Insulation	Minimal			Insulation	-4,050
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1976	GOOD	GOOD	Above Average	Typical	170,581
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	90%	100%	107,466	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1850	266	B 100	29,792	Avq+	70%	90%	100%	18,769
Open Frame Porch	1850	100	B 100	1,971	Avq+	70%	100%	100%	1,380
Open Frame Porch	1850	225	B 100	4,211	Avq+	70%	100%	100%	2,948
Frame Garage	1976	672	C 100	9,408	Avq.	84%	100%	100%	7,903
Frame Shed	1976	130	C 100	910	Avq-	81%	100%	100%	737
Encl Frame Porch	2001	375	C 100	10,640	Avq.	97%	100%	100%	10,321
Carport/Canopy	2008	152	C 100	958	Avq.	97%	100%	100%	929
2,792 SFLA									42,987

Acpt Land 31,000 **Accepted Bldg** 150,500 **Total** 181,500

Oakland
 Name: HACHEY, JAN C.

Valuation Report

07/15/2016

Page 1536

Map/Lot: 014-164

Account: 2567 Card: 1 of 1

Location: 79 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1997
 Sale Price 79,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5367P007

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.00					Land Total	31,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	775 Sqft	Grade C 110	Base	73,766
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	1,492
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,785
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1950	TYPICAL	TYPICAL	Average	Typical	87,463
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
LAYOUT.....	None	65%	95%	100%	54,008	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	1830	640	C 110	36,467	Avq.	22,519
Unfinished Attic	1830	640	C 110	1,971	Avq.	1,217
ONE STORY FRAME	1830	171	C 110	9,744	Avq.	6,017
1.75 ST BARN....	1830	682	C 100	14,322	Avq+	6,015
Wood Deck	1998	192	C 100	1,613	Avq.	1,548
1,586 SFLA						37,316
Outbuilding Total						37,316
Acpt Land		31,000	Accepted Bldg		91,300	Total
						122,300

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/04/2002
 Sale Price 131,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7132P112
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.17	Acres-Rear Land 1-10	2,000.00	340	100%		340
Total Acres 0.67			Land Total			30,340

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,304 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	191,321 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-7,010
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	5,842
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	Floor & Stairs			Attic	4,674
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	202,891
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	70%	94%	100%	133,502	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	317	B 100	5,860	Avq+	70%	100%	100%	4,102
Open Frame Porch	1890	66	B 100	1,362	Avq+	70%	100%	100%	953
2S Frame Shed	1890	192	B 100	2,580	Avq+	70%	100%	100%	1,806
Frame Garage	1949	400	C 100	5,600	Avq+	72%	100%	100%	4,032
2,608 SFLA									10,893
Outbuilding Total									10,893

Acpt Land 30,300 **Accepted Bldg** 144,400 **Total** 174,700

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Above Street
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1765P233
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.00			Land Total			31,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade C 110	Base	137,018
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-10,090
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,464
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,468
Attic	Floor & Stairs			Attic	3,105
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,105
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1846	1980	TYPICAL	TYPICAL	Average	Typical	138,860
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		65%	79% 100%	71,305

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1846	288	C 110	26,078	Avq.	65%	79%	100%	13,391
1 Story/BASEMENT	1846	696	C 110	47,160	Avq.	65%	90%	100%	27,589
ONE STORY FRAME	1846	40	C 110	2,279	Avq.	65%	79%	100%	1,170
Open Frame Porch	2000	105	C 100	1,610	Avq.	97%	100%	100%	1,562
1.50 ST GARAGE..	1996	936	C 110	18,739	Avq.	95%	100%	100%	17,802
ONE STORY FRAME	1996	225	C 110	12,821	Avq.	95%	90%	100%	10,962
Open Frame Porch	1996	60	C 110	1,078	Avq.	95%	100%	100%	1,024
Unfinished Attic	1846	696	C 110	2,143	Avq.	65%	100%	100%	1,393
3,481 SFLA									
Outbuilding Total									74,893

Acpt Land	31,000	Accepted Bldg	146,200	Total	177,200
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Oakland
 Name: KERR, JOAN

Valuation Report

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Map/Lot: 014-167

Account: 1087 Card: 1 of 1

Location: 89 CHURCH STREET

Neighborhood 2 CHURCH STREET...

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1577P263 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 0.74			Land Total			30,480

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	900 Sqft	Grade C 110	Base	106,907
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-9,009
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	2,079
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1740	1991	TYPICAL	TYPICAL	Above Average	Typical	105,059	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		70%	95%	100%	69,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1740	400	C 100	20,720	Avq+	70%	98%	100%	14,214
Finished Attic	1740	400	D 100	5,600	Avq+	70%	98%	100%	3,842
1.25 ST GARAGE..	1740	600	C 100	9,660	Avq+	70%	100%	100%	6,762
Frame Shed	1960	288	D 100	1,613	Avq+	70%	100%	100%	1,129
Frame Shed	1950	828	E 100	2,898	Avq-	64%	100%	100%	1,855
1.50 ST GARAGE..	1969	768	C 110	15,375	Avq.	80%	100%	100%	12,300
1,950 SFLA									40,102

Acpt Land 30,500 **Accepted Bldg** 110,000 **Total** 140,500

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot: 014-168

Account: 656 Card: 1 of 1

Location: 97 CHURCH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 OLD FIRE STATION

Reference 2

Tran/Land/Bldg 1 4 97

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	21,000.00	18,307	100%		18,307
Total Acres 0.38						18,307
						Land Total
						18,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
1.50 ST BARN....	1900	975	D 100	15,288	Avg-	60%	100%	95%	8,714
Outbuilding Total									8,714

Acpt Land	18,300	Accepted Bldg	8,700	Total	27,000
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Oakland
 Name: VIGUE, NORMAN J.

Valuation Report

07/15/2016

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Map/Lot: 014-169

Account: 820 Card: 1 of 1

Location: 99 CHURCH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1993
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4426P124

Reference 2

Tran/Land/Bldg 1 2 80

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	75,000.00	35,178	100%		35,178
Total Acres 0.11						35,178

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1900	1300	D 100	63,504	Avq.	65%	100%	100%	41,278
APT	1900	1300	D 100	64,960	Avq.	65%	85%	100%	35,890
Unfinished Attic	1900	1300	D 100	2,912	Fair	50%	50%	100%	728
1.50 ST GARAGE..	1900	879	D 100	12,799	Fair	50%	70%	100%	4,480
Outbuilding Total									82,376

Acpt Land	35,200	Accepted Bldg	82,400	Total	117,600
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9503P016
 Reference 2 B11325P282
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Sale Data	
Sale Date	09/14/2007
Sale Price	138,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	21,000.00	9,391	100%		9,391
Total Acres 0.10						9,391

Dwelling Description

Replacement Cost New

Other	Two Story	2,110 Sqft	Grade D 110	Base	187,217
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,496
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	4,435
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Above Average	Typical	172,156			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		Location		73%	70%	86%	75,216		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SFr Overhanq	1950	48	D 110	2,188	Avq+	73%	70%	85%	956
Open Frame Porch	1999	125	C 100	1,890	Avq.	97%	100%	85%	1,567
4,268 SFLA						Outbuilding Total			2,523

Acpt Land	9,400	Accepted Bldg	77,700	Total	87,100
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Oakland
 Name: SAVAGE, DANIEL

Valuation Report

07/15/2016

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Map/Lot: 014-171

Account: 2259 Card: 1 of 1

Location: 25 BELGRADE ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B4356P103
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	21,000.00	15,143 100%		15,143
Total Acres 0.26			Land Total		15,143

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,102 Sqft	Grade C 100	Base	137,345
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,628
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,431
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	Full Finished			Attic	18,928
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Good	Typical	165,476
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	90%	77%	90%	103,494	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Encl Fr Porch	1900	264	C 100	11,299	Good	90%	100%	90%	9,178
2S Fr Bay Window	1900	24	C 100	1,865	Good	90%	79%	90%	1,197
2S Fr Bay Window	1900	14	C 100	1,088	Good	90%	79%	90%	698
1.50 ST GARAGE..	1930	672	C 90	11,007	Fair	50%	100%	90%	4,967
2,280 SFLA									16,040

Acpt Land	15,100	Accepted Bldg	119,500	Total	134,600
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/27/2014
Sale Price 81,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B11576P098
Reference 2 B7272P221
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	21,000.00	19,247	100%		19,247
Total Acres 0.42						19,247

Dwelling Description

Replacement Cost New

Conventional	Two Story	616 Sqft	Grade C 100	Base	85,898
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,036
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Floor & Stairs			Attic	1,725
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	TYPICAL	TYPICAL	Average	Typical	90,592	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	96%	95%	53,703

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
2 Story/BASEMENT	1880	528	C 100	46,200	Avq.	65%	96%	95%	27,387
Encl Frame Porch	1880	270	C 100	7,700	Avq.	65%	100%	95%	4,755
2.00 ST BARN....	1920	625	D 100	11,200	Avq-	60%	50%	95%	3,192
2,288 SFLA						Outbuilding Total			35,334

Acpt Land 19,200 **Accepted Bldg** 89,000 **Total** 108,200

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/31/2004
 Sale Price 73,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8104P066

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	21,000.00	14,243 100%		14,243
Total Acres 0.23			Land Total		14,243

Dwelling Description

Replacement Cost New

Cape Cod	One Story	875 Sqft	Grade C 100	Base	73,220
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,750
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Average	Typical	88,970
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	100%	95%
						55,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	144	C 100	7,459	Avg.	66%	100%	95%	4,677
Encl Frame Porch	1986	72	C 100	2,156	Avg.	66%	100%	95%	1,352
Frame Shed	1986			---- S O U N D V A L U E ----				100	
Frame Shed	1946			---- S O U N D V A L U E ----				100	
1,019 SFLA									6,229

Acpt Land	14,200	Accepted Bldg	62,000	Total	76,200
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/08/2012
Sale Price 55,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10980P062
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	21,000.00	9,850 100%		9,850
Total Acres 0.11				Land Total	9,850

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	680 Sqft	Grade D 100	Base	68,553
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,346
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-666
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1840	0	TYPICAL	TYPICAL	Below Average	Inadeq.	65,283			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
SMALL SIZE.....		Location		60%	90%	90%	31,816		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1840	108	D 100	2,531	Avq-	60%	90%	90%	1,234
Encl Frame Porch	1840	204	D 100	4,682	Avq-	60%	90%	90%	2,282
Frame Shed	1840	180	D 100	1,008	Avq-	60%	90%	90%	492
1,190 SFLA				Outbuilding Total					4,008
Acpt Land		9,900		Accepted Bldg		35,800		Total	45,700

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1495P822

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 25 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.30	Acres-Rear Land 1-10	1,400.00	420	100%		420
Total Acres 0.80			Land Total			21,420

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	936 Sqft	Grade C 100	Base	107,769
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-10,811
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,036
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,293
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1819	1980	TYPICAL	TYPICAL	Average	Typical	101,221			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	98%	95%	61,254				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1890	112	C 100	3,276	Avq.	65%	100%	95%	2,023
ONE STORY FRAME	1890	224	C 100	11,603	Avq.	65%	98%	95%	7,022
Frame Shed	1890	256	C 100	1,792	Avq.	65%	100%	95%	1,107
Barn	1890	975	C 100	16,380	Avq+	70%	50%	95%	5,446
ONE STORY FRAME	1890	32	C 100	1,658	Avq.	65%	98%	95%	1,004
1,894 SFLA							Outbuilding Total		16,602
Acpt Land		21,400		Accepted Bldg		77,900		Total	99,300

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/18/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11079P097 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.25	Acres-Rear Land 1-10	1,400.00	350	100%		350
Total Acres 0.75				Land Total		21,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,155 Sqft	Grade C 100	Base	90,468
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	578 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,901
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,846
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1963	0	GOOD	GOOD	Very Good	Typical	108,935			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	95%	87,965				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1963	350	C 100	4,900	V.G.	85%	100%	95%	3,957
Wood Deck	2016	240	B 100	2,580	Avq.	97%	100%	95%	2,378
1,155 SFLA									
						Outbuilding Total			6,335

Acpt Land 21,400 **Accepted Bldg** 94,300 **Total** 115,700

Valuation Report

Account: 27 Card: 1 of 1

Location: 41 BELGRADE ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/07/2010
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B7151P128
Reference 2 B10522P337
Tran/Land/Bldg 2 1 13
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	21,000.00	14,849	100%		14,849
Total Acres 0.25						14,849

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	608 Sqft	Grade C 100	Base	85,125
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,554
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,622
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1980	TYPICAL	TYPICAL	Good	Typical	93,593
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				90%	82%	95%
						65,618

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1980	270	C 100	13,986	Good	90%	82%	95%	9,806
Finished Attic	1980	270	C 100	4,725	Good	90%	82%	95%	3,313
Open Frame Porch	1980	126	C 100	1,904	Good	90%	100%	95%	1,628
ONE STORY FRAME	1980	264	C 100	13,675	Good	90%	82%	95%	9,588
1.50 ST BARN....	1980	528	C 100	10,349	Good	90%	100%	95%	8,848
Wood Deck	2012	272	B 100	2,925	Avq.	97%	100%	95%	2,695
1,733 SFLA						Outbuilding Total			35,878

Acpt Land 14,800 **Accepted Bldg** 101,500 **Total** 116,300

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/07/2014
Sale Price 70,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11821P320
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	21,000.00	13,282 100%		13,282
Total Acres 0.20				Land Total	13,282

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	653 Sqft	Grade C 100	Base	79,195
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,743
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,816
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Minimal			Insulation	-1,600
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1950	GOOD	GOOD	Above Average	Typical	79,768			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	95%			
Value(Rcnld)						53,046			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1900	150	C 100	1,050	Avq-	60%	100%	95%	598
Encl Frame Porch	1900	96	C 100	2,828	Avq.	65%	100%	95%	1,746
Open Frame Porch	1900	110	C 100	1,680	Avq-	60%	100%	95%	958
Frame Shed	1900	220	D 100	1,232	Fair	50%	100%	95%	585
1,143 SFLA									
Outbuilding Total									3,887

Acpt Land 13,300 **Accepted Bldg** 56,900 **Total** 70,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/01/1995
 Sale Price 63,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7002P341

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
4.77	Acres-Rear Land 1-10	1,400.00	6,678	100%		6,678
Total Acres 5.27			Land Total			27,678

Dwelling Description

Replacement Cost New

Conventional	Two Story	798 Sqft	Grade C 100	Base	102,715
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-7,262
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Floor & Stairs			Attic	2,234
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,234
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1760	0	GOOD	GOOD	Below Average	Typical	97,973
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	60%	56%	95%	31,273	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1760	180	C 100	2,660	Avq-	60%	58%	95%	880
ONE STORY FRAME	1760	36	C 100	1,865	Avq-	60%	56%	95%	595
Open Frame Porch	1760	180	C 100	2,660	Avq-	60%	58%	95%	880
ONE STORY FRAME	1760	176	C 100	9,117	Avq-	60%	56%	95%	2,910
2 STORY SHED....	1760	396	B 100	5,323	Avq-	60%	58%	95%	1,760
2.00 ST BARN....	1760	1092	C 100	24,461	Fair	50%	50%	95%	5,809
TWO STORY FRAME	1760	145	C 100	11,267	Avq-	60%	56%	95%	3,596
2,098 SFLA									
Outbuilding Total									16,430

Acpt Land

27,700

Accepted Bldg

47,700

Total

75,400

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 04/05/2004
 Sale Price 30,000
 Sale Type Land Only
 Financing Private Finance
 Verified
 Validity Distressed Sale

Reference 1 B7891P118

Reference 2

Tran/Land/Bldg 1 2 43

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
1.35	Acres-Rear Land 1-10	1,400.00	1,890	100%		1,890
Total Acres 1.85					Land Total	43,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	2005	4800	C 100	122.035	Avq.	97%	100%	100%	118,374
GD POLE SHED....	2013	1056	C 100	7.392	Avq.	97%	75%	100%	5,378
Outbuilding Total									123,752

Acpt Land	43,900	Accepted Bldg	123,800	Total	167,700
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Oakland
Name: PARKER, TANYA

Valuation Report

07/15/2016

Page 1553

Map/Lot:

014-181-01

Account: 4375 Card: 1 of 1

Location:

51 BELGRADE ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use SUBURBAN.....
Topography LevelAbove Street
Utilities All Public
Street Paved

Sale Data
Sale Date 09/14/2006
Sale Price 25,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B9089P226

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 0.60			Land Total			30,200

Dwelling Description

Replacement Cost New

Conventional	One Story	1,760 Sqft	Grade C 110	Base	154,561
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,328
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	2010	GOOD	GOOD	Average	Typical	136,081
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	99% 100%	130,679

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2006	200	C 100	2,940	Avq.	97%	100%	100%	2,852
Frame Shed	2006	72	C 100	504	Avq.	97%	100%	100%	489
Frame Garage	2010	576	C 110	8,870	Avq.	97%	100%	100%	8,604
Frame Shed	2011	48	C 100	336	Avq.	97%	100%	100%	326
1,760 SFLA									12,271
Outbuilding Total									12,271

Acpt Land

30,200

Accepted Bldg

143,000 **Total**

173,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1376P157
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 26 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.67	Acres-Rear Land 1-10	1,400.00	938	100%		938
Total Acres 1.17					Land Total	21,938

Dwelling Description

Replacement Cost New

Conventional	Two Story	960 Sqft	Grade C 100	Base	117,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,731
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,688
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1921	0	TYPICAL	TYPICAL	Above Average	Typical	121,071			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Overbuilt		None		70%	90%	95%			
						72,461			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1921	210	C 100	3,080	Avq-	60%	100%	95%	1,756
1 Story/BASEMENT	1921	180	C 100	11,088	Avq.	65%	94%	95%	6,436
Wood Deck	1990	522	C 100	4,385	Avq.	92%	100%	95%	3,832
Open Frame Porch	1900	70	C 100	1,120	Avq.	65%	100%	95%	692
1.75 ST GARAGE..	1900	580	D 100	9,094	Avq-	60%	100%	95%	5,183
ONE STORY FRAME	1900	401	D 100	16,618	Avq-	60%	94%	95%	8,904
2,501 SFLA									26,803
						Outbuilding Total			26,803
Acpt Land		21,900		Accepted Bldg		99,300		Total	121,200

Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B10314P89

Sale Data
 Sale Date 12/31/2009
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 2
 Tran/Land/Bldg 1 2 24
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	216,000	131,055	80%	Corner/Loc	0
0.22	Acres-Homesite (Fract)	1,400.00	938	50%	Restrictio	52,422
Total Acres 0.22					Land Total	52,422

Dwelling Description

Replacement Cost New

Conventional	Two Story	2,376 Sqft	Grade C 100	Base	248,522
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-9,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Floor & Stairs			Attic	6,653
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-6,653
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	0	TYPICAL	TYPICAL	Below Average	Typical	241,063			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		None		60%	44%	100%	63,641		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	77	C 100	1,218	Avq.	65%	50%	100%	396
Wood Deck	1890	16	D 100	108	Avq.	65%	50%	100%	35
4,752 SFLA									
						Outbuilding Total		431	

Acpt Land 52,400 **Accepted Bldg** 64,100 **Total** 116,500

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/1993
 Sale Price 105,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4317P255
 Reference 2
 Tran/Land/Bldg 1 5 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	216,000	175,172 60%	Restrictio	105,103
Total Acres 0.53				Land Total	105,103

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	832 Sqft	Grade C 100	Base	103,740
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,588
Rooms	15	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	6	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	10,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	TYPICAL	TYPICAL	Average	Typical	115,594
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	78%	100%	58,606	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1900	384	C 100	29,837	Avq.	65%	78%	100%	15,127
Encl Frame Porch	1900	75	C 100	2,240	Avq.	65%	100%	100%	1,456
ONE STORY FRAME	1900	226	C 100	11,707	Avq.	65%	78%	100%	5,936
1 & 3/4 STORY FR	1900	223	C 100	16,171	Avq.	65%	78%	100%	8,199
Wood Deck	1900	272	C 100	2,285	Avq.	65%	100%	100%	1,485
1.75 ST BARN....	1900	453	C 100	9,513	Avq-	50%	50%	100%	2,378
Open Frame Porch	1900	45	C 100	770	Avq.	65%	100%	100%	501
Wood Deck	2005	384	B 100	4,129	Avq.	97%	100%	100%	4,005
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2006	240	B 100	2,150	Avq.	97%	100%	100%	2,086
2,840 SFLA									
Outbuilding Total									44,568

Acpt Land	105,100	Accepted Bldg	103,200	Total	208,300
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B8752P197 & B8854P109
Reference 2

Sale Data
Sale Date 12/13/2005
Sale Price 88,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	216,000	169,537	30%	Restrictio	50,861
Total Acres 0.48						50,861

Dwelling Description

Replacement Cost New

Conventional	Two Story	708 Sqft	Grade D 110	Base	82,864
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,617
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,070
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,392
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-872
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	TYPICAL	Below Average	Typical	89,837
Functional Obsolescence						Value(Rcnld)
None						42,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1930	529	D 110	28,676	Avq-	60%	79%	100%	13,593
Open Frame Porch	1930	60	D 110	862	Avq-	60%	100%	100%	517
ONE STORY FRAME	1930	36	D 110	1,642	Avq-	60%	79%	100%	778
1 Story/BASEMENT	1930	320	D 110	17,346	Avq-	60%	79%	100%	8,222
Finished Attic	1930	320	D 110	4,928	Avq-	60%	79%	100%	2,336
1 Story/BASEMENT	1930	50	D 110	2,710	Avq-	60%	79%	100%	1,285
Frame Shed	1930			----- S O U N D V A L U E -----					300
ONE STORY FRAME	1930	25	D 110	1,140	Avq-	60%	79%	100%	540
1.75 ST BARN....	1930	650	D 100	10,920	Fair	40%	40%	100%	1,747
2,536 SFLA									
Outbuilding Total									29,318

Acpt Land	50,900	Accepted Bldg	71,900	Total	122,800
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B2778P167
Reference 2 B12188P24 JT
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 17 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	216,000	169,537	100%		169,537
Total Acres 0.48						169,537

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	912 Sqft	Grade C 105	Base	110,984
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,022
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,129
Rooms	7	HEARTHES	ONE HEARTH	HEARTHES	882
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1865	1985	TYPICAL	TYPICAL	Above Average	Typical	114,619
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	70%	92%	95%	70,124	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1865	200	C 105	3,087	Avq+	70%	97%	95%	1,991
1 Story/BASEMENT	1982	384	C 105	24,837	Avq+	70%	92%	95%	15,196
TWO STORY FRAME	1865	198	C 105	16,153	Avq+	70%	92%	95%	9,883
Wood Deck	1865	220	C 105	1,940	Avq+	70%	97%	95%	1,251
Wood Deck	1865	387	C 105	3,413	Avq+	70%	97%	95%	2,201
1.75 ST GARAGE..	1980	720	C 100	14,112	Avq.	86%	100%	95%	11,529
Encl Frame Porch	2007	176	B 100	6,488	Avq.	97%	100%	95%	5,978
Wood Deck	2007	120	B 100	1,291	Avq.	97%	100%	95%	1,189
Open Frame Porch	2007	50	B 100	1,075	Avq.	97%	100%	95%	991
Frame Shed	2010	96	B 100	860	Avq.	97%	100%	95%	792
2,376 SFLA									
Outbuilding Total									51,001

Acpt Land	169,500	Accepted Bldg	121,100	Total	290,600
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Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/17/2012
 Sale Price 450,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11254P323
 Reference 2
 Tran/Land/Bldg 1 2 39
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958 100%		156,958
Total Acres 0.38				Land Total	156,958

Dwelling Description

Replacement Cost New

Conventional	Two Story	952 Sqft	Grade B 110	Base	167,951
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-5,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,606
Rooms	19	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	2		
Baths	6	Half Baths	1	Plumbing	22,472
Attic	None			Attic	0
FirePlaces	4			Fireplace	11,827
Insulation	Minimal			Insulation	-3,753
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	1987	GOOD	TYPICAL	Good	Typical	199,473
Functional Obsolescence						Value(Rcnd)
None						127,164

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnd
						Phy	Func	Econ	
TWO STORY FRAME	1848	462	B 110	50,543	Good	75%	87%	100%	32,979
2 Story/BASEMENT	1848	930	B 110	114,576	Good	75%	87%	100%	74,761
Finished Attic	1848	620	B 110	15,277	Good	75%	87%	100%	9,968
Wood Deck	1848	95	B 100	1,022	Avq.	65%	100%	100%	664
Wood Deck	1848	265	C 100	2,226	Avq.	65%	100%	100%	1,447
Shed.....	1900	403	C 100	2,821	Avq-	60%	100%	100%	1,693
Frame Shed	2003	120	B 100	1,075	Avq.	97%	100%	100%	1,043
4,998 SFLA									
Outbuilding Total									122,555

Acpt Land	157,000	Accepted Bldg	249,700	Total	406,700
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Valuation Report

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/10/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6980P193
 Reference 2 B1122P003
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 26 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	216,000	131,055	100%		131,055
Total Acres 0.22						131,055

Dwelling Description

Replacement Cost New

Ranch	One Story	861 Sqft	Grade C 100	Base	72,358
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	710 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,940
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,122
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Above Average	Typical	86,940
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						79,985

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1989	450	C 100	6,300	Avq+	92%	100%	100%	5,796
Open Frame Porch	1989	36	C 100	644	Avq+	92%	100%	100%	592
Wood Deck	1989	144	C 100	1,210	Avq.	91%	100%	100%	1,101
861 SFLA						Outbuilding Total			7,489

Acpt Land 131,100 **Accepted Bldg** 87,500 **Total** 218,600

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 05/13/2005
Sale Price 215,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8412P164
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	216,000	122,657	100%		122,657
Total Acres 0.18						122,657

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	651 Sqft	Grade C 95	Base	79,031
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	670 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,380
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,666
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,596
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2001	TYPICAL	TYPICAL	Above Average	Typical	92,673
Functional Obsolescence						Value(Rcnld)
None						64,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1930	140	C 95	8,193	Avq+	70%	100%	100%	5,735
Encl Frame Porch	1930	36	C 95	1,091	Avq+	70%	100%	100%	764
Encl Frame Porch	1930	78	C 95	2,208	Avq+	70%	100%	100%	1,546
Wood Deck	1997	60	C 100	504	Avq.	96%	100%	100%	484
1 Story/BASEMENT	2001	170	C 100	10,472	Avq.	97%	100%	100%	10,158
OPEN PORCH/BSMT	2001	60	C 100	1,323	Avq.	97%	100%	100%	1,283
1 Story/BASEMENT	2001	36	C 100	2,218	Avq.	97%	100%	100%	2,151
Unfin Basement	2001	78	C 100	764	Avq.	97%	100%	100%	741
Frame Shed	2001	36	C 100	252	Avq.	97%	100%	100%	244
1,485 SFLA									
Outbuilding Total									23,106

Acpt Land	122,700	Accepted Bldg	88,000	Total	210,700
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Oakland
 Name: DEMERS, JAMES A.

Valuation Report

07/15/2016

Page 1562

Map/Lot: 014-190

Account: 2420 Card: 1 of 1

Location: 42 BELGRADE ROAD

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/2001
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6551P131
 Reference 2 B8371P083
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.21	Acres-Homesite (Fract)	216,000	129,058	100%		129,058	
Total Acres 0.21						Land Total	129,058

Dwelling Description

Replacement Cost New

Conventional	Exterior	Dwelling Units	Foundation	Fin. Basement Area	Heating	Rooms	Bedrooms	Baths	Attic	FirePlaces	Insulation	Unfin. Living Area
One & 3/4 Story	ALUM/VINYL	1 OTHER Units-0	Brick &/or Stone	None	100% Steam	7	3	1	None	1	Full	NONE
650 Sqft	Masonry Trim	Roof Cover	Basement	Basement Gar	Cooling	HEARTH <td>Add Fixtures</td> <td>Half Baths</td> <td></td> <td></td> <td></td> <td></td>	Add Fixtures	Half Baths				
Grade C 100	None	Sheet Metal	Dry Full Bmt	None	0% None	ONE HEARTH	0	0				
Base	Trim	Roof	Basement	Fin Bsmt	Heat			Plumbing	Attic	Fireplace	Insulation	Unfinished
83,104	0	0	-2,730	0	1,593			0	0	2,100	0	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1860	0	TYPICAL	TYPICAL	Above Average	Typical	84,067	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	58,847

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	84	C 100	4,351	Avq+	70%	100%	100%	3,046
Encl Frame Porch	1860	84	C 100	2,492	Avq+	70%	100%	100%	1,744
1 Story/BASEMENT	1860	360	C 100	22,176	Avq+	70%	100%	100%	15,523
1.75 ST BARN....	1860	609	C 100	12,789	Avq.	60%	50%	100%	3,836
Open Frame Porch	1860	12	C 100	308	Avq+	70%	100%	100%	216
Wood Deck	2004	312	B 100	3,354	Avq.	97%	100%	100%	3,253
1,582 SFLA									
Outbuilding Total									27,618

Acpt Land 129,100 **Accepted Bldg** 86,500 **Total** 215,600

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B1225P255
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	216,000	152,755 65%	Size/Shape	99,291
Total Acres 0.35				Land Total	99,291

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 110	Base	105,059
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	101,733
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	92% 100%	60,836

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	60	C 110	3,419	Avq.	65%	94%	100%	2,089
2 Story/BASEMENT	1900	72	C 110	6,930	Avq.	65%	92%	100%	4,145
1.75 Story/BSMT	1900	480	C 110	43,464	Avq.	65%	94%	100%	26,557
Open Frame Porch	1900	120	C 110	2,002	Avq.	65%	100%	100%	1,301
Frame Shed	1900	180	C 110	1,386	Avq.	65%	100%	100%	901
1.75 ST BARN....	1900	675	C 110	15,593	Avq.	65%	100%	100%	10,135
Frame Shed	1900	20	D 100	112	Avq.	65%	100%	100%	73
Frame Shed	1900								200
----- S O U N D V A L U E -----									200
2,484 SFLA									
Outbuilding Total									45,401

Acpt Land	99,300	Accepted Bldg	106,200	Total	205,500
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Valuation Report

Map/Lot: 014-192

Account: 541 Card: 1 of 1

Location: 6 OLD BELGRADE AVENUE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 07/13/2006
Sale Price 460,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10862P164
Reference 2
Tran/Land/Bldg 1 2 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	216,000	158,309 100%		158,309
Total Acres 0.39				Land Total	158,309

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,352 Sqft	Grade A 100	Base	246,248
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	988 Sqft, Grade A	Basement Gar	None	Fin Bsmt	22,131
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,660
Rooms	11	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	2	Plumbing	14,784
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,028
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	296,851
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	88% 100%	248,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	870	A 100	11,693	Avq.	95%	100%	100%	11,108
Wood Deck	1995	84	A 100	1,128	Avq.	95%	100%	100%	1,072
Wood Deck	1995	456	A 100	6,129	Avq.	95%	100%	100%	5,823
1 Story/BASEMENT	1995	456	A 100	44,943	Avq.	95%	88%	100%	37,572
Open Frame Porch	1995	45	A 100	1,232	Avq.	95%	100%	100%	1,170
Open Frame Porch	1995	21	A 100	694	Avq.	95%	100%	100%	659
1S AD/GAR.....	1995	714	A 100	84,766	Avq.	95%	88%	100%	70,865
TWO STORY FRAME	1995	276	A 100	34,313	Avq.	95%	88%	100%	28,685
ONE STORY FRAME	1995	104	A 100	8,620	Avq.	95%	88%	100%	7,206
Jacuzzi #	1995	1	C 100	3,500	Avq.	95%	100%	100%	3,325
4,530 SFLA									167,485

Acpt Land 158,300 **Accepted Bldg** 415,700 **Total** 574,000

Valuation Report

Map/Lot: 014-193

Account: 1407 Card: 1 of 1

Location: 12 OLD BELGRADE AVENUE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/06/2010
 Sale Price 229,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10556P002
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.10	Acres-Rear Land 1-10	3,600.00	360	100%		360
Total Acres 0.60			Land Total			172,196

Dwelling Description

Replacement Cost New

Ranch	One Story	1,411 Sqft	Grade C 105	Base	111,549
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1200 Sqft, Grade D	Basement Gar	None	Fin Bsmt	13,440
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,651
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,292
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	133,932
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		82%	100% 100%	109,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1973	416	C 105	3,669	Avq.	82%	100%	100%	3,009
Frame Garage	1973	704	C 105	10,349	Avq.	82%	100%	100%	8,486
Open Frame Porch	1973	100	C 105	1,617	Avq.	82%	100%	100%	1,326
Unfin Basement	1973	176	C 105	1,812	Avq.	82%	100%	100%	1,486
1,411 SFLA									
Outbuilding Total									14,307

Acpt Land 172,200 **Accepted Bldg** 124,100 **Total** 296,300

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot: 014-194

Account: 2800 Card: 1 of 1

Location: 22 OLD BELGRADE AVENUE

Neighborhood 74 MESSALONSKEE LK.

Zoning/Use SHORELAND.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2826P337

Reference 2 Boat Landing & Park

Tran/Land/Bldg 1 4 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	90%	Vacancy	194,400
0.35	Acres-Frontage 1	140,400	49,140	100%		49,140
0.44	Acres-Frontage 2	140,400	61,776	100%		61,776
Total Acres 1.79					Land Total	305,316

Accpt Land	305,300	Accepted Bldg	0	Total	305,300
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Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1 SEXTON'S GARAGE
 Reference 2 B601P437
 Tran/Land/Bldg 1 4 89
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
2.60	Acres-Rear Land 1-10	2,000.00	5,200	100%		5,200
Total Acres 4.10					Land Total	40,200

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1.25 ST GARAGE..	1989	1064	C 100	17,130	Avq+	92%	100%	100%	15,760	
1.25 ST GARAGE..	1997	728	C 100	11,721	Avq.	96%	100%	100%	11,252	
Outbuilding Total									27,012	
Accpt Land		40,200	Accepted Bldg		27,000	Total			67,200	

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot: 014-195

Account: 655 Card: 2 of 2

Location: 33 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1 SEXTON'S WORKSHOP

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.25 ST GARAGE..	2006	1120	B 100	23.080	Avg.	97%	100%	100%	22,388
Unfinished Attic	2006	280	B 100	1.004	Avg.	97%	100%	100%	974
Outbuilding Total									23,362
Acpt Land			0	Accepted Bldg		23,400	Total		23,400

Oakland
Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot: 014-195

Account: 655

Location: 33 OLD BELGRADE AVENUE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,200	27,000	67,200	40,200	27,000	67,200
2	0	23,400	23,400	0	23,400	23,400
TOTAL	40,200	50,400	90,600	40,200	50,400	90,600

Valuation Report

Account: 482 Card: 1 of 1

Location: 19 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/11/2015
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B12101P169
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 0.76			Land Total			30,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	756 Sqft	Grade C 100	Base	92,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,315
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	98,340
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	78%	100%	100%	76,705	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	20	C 100	700	Avq+	78%	100%	100%	546
Encl Frame Porch	1960	120	C 100	3,500	Avq+	78%	100%	100%	2,730
Wood Deck	1960	289	C 100	2,428	Avq+	78%	100%	100%	1,894
Encl Frame Porch	1960	90	C 100	2,660	Avq+	78%	100%	100%	2,075
Frame Shed	2015	140	B 100	1,254	Avq.	97%	100%	100%	1,216
1,323 SFLA									8,461
Outbuilding Total									8,461

Acpt Land 30,500 **Accepted Bldg** 85,200 **Total** 115,700

Valuation Report

Map/Lot: 014-197

Account: 1038 Card: 1 of 1

Location: 15 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8245P306
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 0.74			Land Total			30,480

Dwelling Description

Replacement Cost New

Cape Cod	One Story	884 Sqft	Grade C 100	Base	73,774
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,178
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,876
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	91,828
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		73%	100% 100%	67,034

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Encl Frame Porch	1957	64	C 100	1,932	Avq.	73%	100%	100%	1,410
Frame Garage	1957	276	C 100	3,864	Avq.	73%	100%	100%	2,821
Frame Shed	1957			----- S O U N D V A L U E -----					200
Wood Deck	2005	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Patio	2005	144	B 100	517	Avq.	97%	100%	100%	501
Frame Shed	2006	120	B 100	1,075	Avq.	97%	100%	100%	1,043
884 SFLA									7,978
Outbuilding Total									7,978

Acpt Land 30,500 **Accepted Bldg** 75,000 **Total** 105,500

Valuation Report

Account: 1037 Card: 1 of 1

Location: 13 OLD BELGRADE AVENUE

Neighborhood 50 OLD BELGRADE AVE

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/06/2015
Sale Price 105,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12066P204
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 0.57			Land Total			30,140

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	788 Sqft	Grade C 100	Base	95,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,413
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1925	0	TYPICAL	TYPICAL	Average	Typical	94,108				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	Location	65%	97%	95%	56,368					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Encl Frame Porch	1925	204	C 100	5,852	Avq.	65%	97%	95%	3,505	
Encl Frame Porch	1925	24	C 100	812	Avq.	65%	97%	95%	486	
ONE STORY FRAME	1925	18	C 100	932	Avq.	65%	97%	95%	559	
1 & 3/4 STORY FR	1925	72	C 100	5,222	Avq.	65%	97%	95%	3,127	
1.25 ST GARAGE..	1925	420	D 100	5,410	Avq-	55%	100%	95%	2,827	
1,523 SFLA									10,504	
Outbuilding Total						66,900		Total		97,000
Acpt Land		30,100		Accepted Bldg		66,900		Total		97,000

Neighborhood 23 BELGRADE ROAD...

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 05/20/2013
Sale Price 190,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11391P128
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
0.25	Acres-Frontage 1	5,000.00	1,250	100%		1,250
Total Acres 1.25						Land Total 32,250

Dwelling Description

Replacement Cost New

Ranch	One Story	2,882 Sqft	Grade B 110	Base	277,166
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	15,111
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,840
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	301,031			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		Location		97%	92%	90%	241,776		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2002	169	B 110	12,326	Avq.	97%	92%	90%	9,899
Open Frame Porch	2002	120	B 110	2,562	Avq.	97%	100%	90%	2,237
Frame Garage	2002	1271	B 110	25,054	Avq.	97%	100%	90%	21,872
3,051 SFLA							Outbuilding Total		34,008

Acpt Land 32,300 **Accepted Bldg** 275,800 **Total** 308,100

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8607P239
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	24,000.00	17,636	100%		17,636
Total Acres 0.27						17,636

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade D 110	Base	73,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,255
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	0	TYPICAL	TYPICAL	Average	Typical	75,633			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		73%	100%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1977	684	D 110	8,427	Avg.	73%	100%	90%	5,537
Encl Frame Porch	1977	152	D 110	3,868	Avg.	73%	100%	90%	2,542
1,040 SFLA						Outbuilding Total		8,079	
Acpt Land		17,600	Accepted Bldg		57,800	Total		75,400	

Oakland
 Name: PELLETIER, WAYNE K.

Valuation Report

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Map/Lot: 014-201

Account: 673 Card: 1 of 1

Location: 6 WENTWORTH COURT

Neighborhood 23 BELGRADE ROAD...

Sale Data

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Date 08/14/2015
 Sale Price 9,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B12074P186 JT

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	24,000.00	16,278	100%		16,278
Total Acres 0.23						16,278

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2015	160	C 100	1.120	Ava.	97%	100%	100%	1,086
Outbuilding Total									1,086

Acpt Land	16,300	Accepted Bldg	1,100	Total	17,400
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Valuation Report

Account: 1912 Card: 1 of 1

Location: 12 WENTWORTH COURT

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1988P258
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	24,000.00	20,365	100%		20,365
Total Acres 0.36			Land Total			20,365

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade D 110	Base	86,346
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	84,808
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		77%	97%	95%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	1970	50	E 100	210	Avq-	77%
1,248 SFLA						97%
Outbuilding Total						4,459

Acpt Land 20,400 **Accepted Bldg** 64,600 **Total** 85,000

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5741P066
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	24,000.00	19,791 100%		19,791
Total Acres 0.34				Land Total	19,791

Dwelling Description

Replacement Cost New

Conventional	One Story	960 Sqft	Grade C 90	Base	72,023
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,210
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1952	0	TYPICAL	TYPICAL	Below Average	Typical	70,813			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		65%	100%	95%			
						43,727			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1952	47	C 90	356	Avq-	65%	100%	95%	219
Wood Deck	1970	214	C 100	1,798	Fair	71%	100%	95%	1,213
Frame Shed	1999	100	D 100	560	Avq.	97%	100%	95%	516
960 SFLA									
Outbuilding Total								1,948	

Acpt Land 19,800 **Accepted Bldg** 45,700 **Total** 65,500

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 02/07/2003
Sale Price 66,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7845P127
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
2.75	Acres-Rear Land 1-10	1,600.00	4,400	100%		4,400
Total Acres 3.25			Land Total			28,400

Dwelling Description

Replacement Cost New

Conventional	One Story	728 Sqft	Grade D 110	Base	56,465
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,579
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	60,262
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
STYLE.....	None	83%	95%	100%	47,517	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	784	D 110	35,738	Avq.	83%	95%	100%	28,180
Frame Garage	1975	308	D 110	3,794	Avq.	83%	95%	100%	2,992
Wood Deck	1990	40	D 110	295	Avq.	83%	95%	100%	233
Patio	1975	168	D 100	377	Avq.	83%	100%	100%	313
Frame Shed	1985			----- SOUND VALUE -----				100	
Wood Deck	2009	300	B 100	3,226	Avq.	97%	100%	100%	3,129
Frame Shed	2016	160	B 100	1,434	Avq.	97%	100%	100%	1,391
1,512 SFLA									36,338

Acpt Land 28,400 **Accepted Bldg** 83,900 **Total** 112,300

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Reference 1 B3358P346
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.73	Acres-Rear Land 1-10	1,600.00	1,168	100%		1,168
Total Acres 1.23					Land Total	25,168

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	864 Sqft	Grade C 90	Base	84,875
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-8,981
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,633
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1910	0	TYPICAL	TYPICAL	Fair	Inadeq.	74,261	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	92%	100%	34,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	120	C 90	1,638	Fair	50%	100%	100%	819
Encl Frame Porch	1950	64	C 90	1,739	Fair	50%	100%	100%	870
BSMT ENTRY.....	1910	25	C 90	0	Fair	50%	100%	100%	0
Frame Garage	1950	832	D 90	8,386	Fair	55%	100%	100%	4,612
Frame Shed	1980								500
----- S O U N D V A L U E -----									500
1,296 SFLA									6,801
Outbuilding Total									6,801

Acpt Land	25,200	Accepted Bldg	41,000	Total	66,200
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4641P289

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	24,000.00	19,791	100%		19,791
Total Acres 0.34						19,791

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1968	12X56	C 100	18,092	Fair	35%	100%	100%	6,332
MH ADDITION ..	1968	192	C 100	9,946	Fair	70%	100%	100%	6,962
MH OPEN PORCH...	1968	32	D 100	358	Fair	70%	100%	100%	251
MH SLAB.....	1968	672	C 100	2,352	Avg.	79%	100%	100%	1,858
Frame Shed	1968			----- S O U N D V A L U E -----					100
Frame Shed	2013	256	B 100	2,293	Avg.	97%	100%	100%	2,224
672 SFLA									17,727
Acpt Land		19,800	Accepted Bldg		17,700	Total			37,500

Oakland
 Name: SERENCHA, SHEILA L.

Valuation Report

07/15/2016

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Map/Lot: 014-207

Account: 203 Card: 1 of 1

Location: 88 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4341P252
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	24,000.00	18,898 100%		18,898
Total Acres 0.31				Land Total	18,898

Dwelling Description

Replacement Cost New

Ranch	One Story	1,030 Sqft	Grade C 100	Base	82,768
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Average	Typical	82,768			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	65%	100%	95%	51,109				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1980	1030	C 100	8,652	Avq.	65%	100%	95%	5,343
Wood Deck	1980	144	C 100	1,210	Avq.	65%	100%	95%	748
Frame Shed	1999	80	C 100	560	Avq.	97%	100%	95%	516
1,030 SFLA									
Outbuilding Total								6,607	

Acpt Land	18,900	Accepted Bldg	57,700	Total	76,600
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/07/2014
 Sale Price 74,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11846P185
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	24,000.00	16,278 100%		16,278
Total Acres 0.23			Land Total		16,278

Dwelling Description

Replacement Cost New

Ranch	One Story	784 Sqft	Grade C 100	Base	67,614
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,932
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	69,546
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		71%	97%	95%
						45,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1954	24	C 100	476	Avq.	71%	100%	95%	321
Open Frame Porch	1954	24	C 100	476	Avq.	71%	100%	95%	321
1.50 ST GARAGE..	1988	525	C 100	9,555	Avq.	71%	100%	95%	6,445
Frame Shed	1954			----- S O U N D V A L U E -----					200
Frame Shed	1954	192	D 100	1,075	Avq-	67%	100%	95%	684
784 SFLA									7,971
						Outbuilding Total			7,971

Acpt Land 16,300 **Accepted Bldg** 53,500 **Total** 69,800

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1995
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6282P274

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.15	Acres-Homesite (Fract)	24,000.00	13,145	100%		13,145	
Total Acres 0.15						Land Total	13,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12 Mobile Home.	1972	12X48	D 100	12.086	Avq-	45%	100%	100%	5,439
Frame Garage	1972					----- S O U N D V A L U E -----			
MH GABLE ROOF...	1980	576	C 100	3,226	Avq-	84%	100%	100%	2,710
ONE STORY FRAME	2011	295	D 100	12,225	Avq-	96%	100%	100%	11,736
871 SFLA						Outbuilding Total			20,685

Acpt Land 13,100 **Accepted Bldg** 20,700 **Total** 33,800

Oakland
 Name: GILPATRICK, ROBIN H.

Valuation Report

07/15/2016

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Map/Lot: 014-210

Account: 1216 Card: 1 of 1

Location: 98 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2973P86
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	24,000.00	16,278 100%		16,278
Total Acres 0.23				Land Total	16,278

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade D 100	Base	72,227
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Below Average	Typical	72,227			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		80%	97%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1974	30	D 100	168	Avq-	80%	97%	95%	123
1,152 SFLA						Outbuilding Total			123

Acpt Land 16,300 **Accepted Bldg** 53,400 **Total** 69,700

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8890P301
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	05/04/2006
Sale Price	71,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.22	Acres-Rear Land 1-10	1,600.00	352	100%		352
Total Acres 0.72					Land Total	24,352

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 95	Base	74,533
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,277
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,047
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	83,550
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	74%	97%	100%	59,972	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1960	288	C 95	3,830	Avq.	74%	100%	100%	2,834
Open Frame Porch	1960	276	C 95	3,804	Avq.	74%	100%	100%	2,815
Shed.....	1960	152	C 95	1,011	Avq.	74%	100%	100%	748
Open Frame Porch	1960	12	C 95	293	Avq.	74%	100%	100%	217
Finished Attic	1960	144	C 95	2,394	Avq.	74%	100%	100%	1,772
1,032 SFLA									8,386

Outbuilding Total 8,386

Acpt Land 24,400 **Accepted Bldg** 68,400 **Total** 92,800

Oakland
 Name: HEBERT, MICHAEL W.

Valuation Report

07/15/2016

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Map/Lot: 014-212

Account: 132 Card: 1 of 1

Location: 102 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2256P165
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	24,000.00	17,636	100%		17,636
Total Acres 0.27						17,636

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,180 Sqft	Grade C 95	Base		89,156
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement		-7,455
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,316
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Average	Inadeq.	77,385			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		68%	92%	100%			
Value(Rcnld)						48,412			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	226	C 100	1,898	Avq.	68%	100%	100%	1,291
Frame Shed	1970	80	D 100	448	Avq.	68%	100%	100%	305
1,180 SFLA									
Outbuilding Total						1,596			

Acpt Land 17,600 **Accepted Bldg** 50,000 **Total** 67,600

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B4293P142
Reference 2 B7231P142
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	12/01/1992
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.03	Acres-Rear Land 1-10	1,600.00	48	100%		48
Total Acres 0.53						Land Total 24,048

Dwelling Description

Replacement Cost New

Cape Cod	One Story	984 Sqft	Grade C 95	Base	75,938
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,303
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	16,412
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1964	0	TYPICAL	TYPICAL	Below Average	Inadeq.	93,344			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		73%	92%	90%	56,421		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1964	96	C 100	2,828	Avq-	73%	100%	90%	1,858
Encl Frame Porch	1964	152	C 100	4,396	Avq-	73%	100%	90%	2,888
Frame Garage	1964	480	C 100	6,720	Avq-	73%	100%	90%	4,415
Frame Shed	1964			----- S O U N D V A L U E -----				300	
Open Frame Porch	1964	128	C 95	1,835	Fair	66%	100%	90%	1,090
Wood Deck	2010	156	B 100	1,677	Avq.	97%	100%	90%	1,464
984 SFLA									Outbuilding Total 12,015
Acpt Land		24,000		Accepted Bldg		68,400		Total	92,400

Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/21/2013
 Sale Price 28,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11399P042
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.03	Acres-Rear Land 1-10	2,400.00	72	100%		72
Total Acres 0.53			Land Total			36,072

Dwelling Description

Replacement Cost New

Ranch	One Story	984 Sqft	Grade C 100	Base	79,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,425
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	82,359
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	97%	100%
						70,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Carport/Canopy	2013	330	C 100	2,079	Avq.	97%	100%	100%	2,017
Wood Deck	2013	78	C 100	655	Avq.	97%	100%	100%	635
Wood Deck	2013	21	C 100	176	Avq.	97%	100%	100%	171
984 SFLA									2,823
Outbuilding Total									2,823

Acpt Land 36,100 **Accepted Bldg** 73,100 **Total** 109,200

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3476P274
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	36,000.00	34,530 100%		34,530
Total Acres 0.46				Land Total	34,530

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						68,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1975	192	C 100	5,516	Avq+	85%	100%	100%	4,689	
Frame Garage	1975	288	C 100	4,032	Avq+	85%	100%	100%	3,427	
Wood Deck	1990	200	C 100	1,680	Avq.	92%	100%	100%	1,546	
Frame Shed	1975			---- SOUND VALUE ----				100		
Frame Garage	1975			---- SOUND VALUE ----				200		
960 SFLA									Outbuilding Total	9,962

Acpt Land	34,500	Accepted Bldg	78,700	Total	113,200
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Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4507P205 B11457P020 JT
 Reference 2 SEPTIC SYSTEM GRANT 9/26/00
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	09/01/1993
Sale Price	67,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	36,000.00	34,903	100%		34,903
Total Acres 0.47						34,903

Dwelling Description

Replacement Cost New

Ranch	One Story	1,064 Sqft	Grade C 100	Base	84,862
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	750 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,500
Heating	100% Electric	Cooling	0% None	Heat	-2,979
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	95,743
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	77,552
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1972	210	C 100	1,764	Avq.	1,429
1,064 SFLA						1,429
Acpt Land						34,900
Accepted Bldg						79,000
Total						113,900

Valuation Report

Neighborhood 52 LAKEVIEW DRIVE

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2639P194
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.53	Acres-Rear Land 1-10	2,400.00	1,272	100%		1,272
Total Acres 1.03			Land Total			37,272

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	87,817
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	73,766	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	120	C 100	1,008	Avq.	84%	100%	100%	847
Frame Shed	1976	120	D 100	672	Avq-	81%	100%	100%	544
1 Story/BASEMENT	1998	320	C 100	19,712	Avq.	96%	100%	100%	18,924
Frame Garage	2007	576	B 100	10,322	Avq.	97%	100%	100%	10,012
1,328 SFLA						Outbuilding Total			30,327

Acpt Land	37,300	Accepted Bldg	104,100	Total	141,400
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B10305P210
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Sale Data
Sale Date 06/17/2015
Sale Price 173,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.88	Acres-Rear Land 1-10	1,600.00	1,408	100%		1,408
Total Acres 1.38			Land Total			25,408

Dwelling Description

Replacement Cost New

Ranch	One Story	1,853 Sqft	Grade B 100	Base	187,918
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,000
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,844
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	2003	GOOD	TYPICAL	Good	Typical	224,439
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						169,362
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1970	200	B 100	15,770	Avq.	80%	98%	100%	12,364
Open Frame Porch	1970	56	B 100	1,183	Avq.	80%	100%	100%	946
Res. Greenhouse	1970	70	D 100	941	Avq.	80%	100%	100%	753
Masonry Garage	1970	576	C 100	8,870	Avq.	70%	100%	100%	6,209
Swimming Pool	1970	1	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	1970	256	C 100	1,792	Avq.	70%	100%	100%	1,254
Frame Shed	1970	32	C 100	224	Avq.	80%	100%	100%	179
Frame Garage	1949	552	B 100	9,892	Good	77%	100%	100%	7,617
2,053 SFLA									
Outbuilding Total									36,252

Acpt Land 25,400 **Accepted Bldg** 205,600 **Total** 231,000

Oakland
 Name: KRUK, LOUISE G.

Valuation Report

07/15/2016

Page 1593

Map/Lot:

014-219

Account: 1072 Card: 1 of 1

Location:

KELLEY DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3719P251

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,600.00	1,408	20%	Vacancy	3,840
0.19	Acres-Rear Land 1-10	1,600.00	304	100%		304
Total Acres 0.69					Land Total	4,144

Acpt Land

4,100

Accepted Bldg

0

Total

4,100

Oakland
Name: KRUK, LOUISE G.

Valuation Report

07/15/2016

Page 1594

Map/Lot:

014-220

Account: 1073 Card: 1 of 1

Location:

KELLEY DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities NoWater/NoSewer
Street No Street

Reference 1 B3719P251

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,600.00	1,408	20%	Vacancy	4,800
0.19	Acres-Rear Land 1-10	1,600.00	304	100%		304
Total Acres 0.69					Land Total	5,104

Acpt Land	5,100	Accepted Bldg	0	Total	5,100
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Oakland
 Name: KRUK, LOUISE G.

Valuation Report

07/15/2016

Page 1595

Map/Lot:

014-221

Account: 1074 Card: 1 of 1

Location:

KELLEY DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3719P251

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,600.00	1,408	20%	Vacancy	3,840
0.19	Acres-Rear Land 1-10	1,600.00	304	100%		304
Total Acres 0.69					Land Total	4,144

Acpt Land	4,100	Accepted Bldg	0	Total	4,100
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Oakland
Name: KRUK, LOUISE G.

Valuation Report

07/15/2016

Page 1596

Map/Lot:

014-222

Account: 1075 Card: 1 of 1

Location:

KELLEY DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities NoWater/NoSewer
Street No Street

Reference 1 B3719P251

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,600.00	1,408	20%	Vacancy	3,840
0.24	Acres-Rear Land 1-10	1,600.00	384	100%		384
Total Acres 0.74					Land Total	4,224

Acpt Land	4,200	Accepted Bldg	0	Total	4,200
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Oakland
 Name: KRUK, LOUISE G.

Valuation Report

07/15/2016

Page 1597

Map/Lot:

014-223

Account: 1076 Card: 1 of 1

Location:

KELLEY DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3719P251

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,600.00	1,408	20%	Vacancy	3,840
0.19	Acres-Rear Land 1-10	1,600.00	304	100%		304
Total Acres 0.69					Land Total	4,144

Acpt Land	4,100	Accepted Bldg	0	Total	4,100
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Oakland
 Name: KRUK, LOUISE G.

Valuation Report

07/15/2016

Page 1598

Map/Lot:

014-224

Account: 1078 Card: 1 of 1

Location:

KELLEY DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3719P251

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,600.00	1,408	20%	Vacancy	3,840
1.15	Acres-Rear Land 1-10	1,600.00	1,840	100%		1,840
Total Acres 1.65					Land Total	5,680

Acpt Land	5,700	Accepted Bldg	0	Total	5,700
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B934 P150 JT
 Reference 2 B1025P13 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.27	Acres-Rear Land 1-10	1,600.00	2,032	100%		2,032
Total Acres 1.77			Land Total			26,032

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,274 Sqft	Grade C 100	Base		97,798
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,139
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Average	Typical	100,937
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	97%	100%
						64,620

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1946	314	C 100	2,638	Avq.	66%	97%	100%	1,689
ONE STORY FRAME	1946	52	C 100	2,694	Avq.	66%	97%	100%	1,725
Frame Garage	1946	552	D 100	6,182	Fair	60%	100%	100%	3,709
Frame Shed	1946			---- S O U N D V A L U E ----					300
Frame Shed	1990	576	D 100	3,226	Avq.	92%	90%	100%	2,671
Frame Shed	1946			---- S O U N D V A L U E ----					300
Frame Shed	1946	110	D 100	616	Avq.	60%	100%	100%	370
Frame Shed	1946			---- S O U N D V A L U E ----					300
1,326 SFLA								Outbuilding Total	11,064

Acpt Land	26,000	Accepted Bldg	75,700	Total	101,700
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Oakland
 Name: KRUK, LOUISE G.

Valuation Report

07/15/2016

Page 1600

Map/Lot:

014-226

Account: 1079 Card: 1 of 1

Location:

KELLEY DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3719P251

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	24,000.00	24,000	90%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,600.00	2,032	90%	Size/Shape	19,440
0.33	Acres-Rear Land 1-10	1,600.00	528	100%		528
Total Acres 0.83					Land Total	19,968

Acpt Land	20,000	Accepted Bldg	0	Total	20,000
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1999P244
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	24,000.00	15,920	100%		15,920
Total Acres 0.22						15,920

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,152 Sqft	Grade C 100	Base		92,089
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,839
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1968	0	TYPICAL	TYPICAL	Average	Typical	94,928					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	79%	100%	100%	74,993						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Wood Deck	1968	287	C 100	2,411	Avg.	79%	100%	100%	1,905		
Frame Garage	1968	528	C 100	7,392	Avg.	79%	100%	100%	5,840		
1,152 SFLA									7,745		
Acpt Land						15,900	Accepted Bldg		82,700	Total	98,600

Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2011
 Sale Price 96,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B10680P275
 Reference 2
 Tran/Land/Bldg 1 2 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 52 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
0.76	Acres-Rear Land 1-10	2,000.00	1,520	100%		1,520
Total Acres 1.76			Land Total			43,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1970	2463	D 100	137,928	Avg.	80%	50%	100%	55,171
BSMT UNFINISHED.	1970	2463	D 100	24,308	Avg.	80%	100%	100%	19,446
CHURCH AV.....	1970	1056	D 100	59,136	Avg.	80%	50%	100%	23,654
Wood Deck	1970	16	D 100	108	Avg.	80%	100%	100%	86
Encl Frame Porch	2004	48	C 100	1,484	Avg.	97%	100%	100%	1,439
Frame Shed	0								100
----- S O U N D V A L U E -----									100
						Outbuilding Total			99,896

Acpt Land 43,900 **Accepted Bldg** 99,900 **Total** 143,800

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Reference 1 B8927P280
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.40	Acres-Rear Land 1-10	1,500.00	600	100%		600
Total Acres 0.90			Land Total			23,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	480 Sqft	Grade C 95	Base	66,321
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,966
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	66,372
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						Value(Rcnld)
						43,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	145	C 95	2,061	Avq.	65%	100%	100%	1,340
1 & 3/4 STORY FR	1920	144	C 95	9,920	Avq.	65%	100%	100%	6,448
Frame Shed	1920	234	D 100	1,310	Fair	50%	100%	100%	655
Wood Deck	1920	160	C 95	1,277	Avq.	65%	100%	100%	830
1.75 ST BARN....	1920	936	C 95	18,673	Avq-	50%	50%	100%	4,668
Frame Shed	1920			----- S O U N D V A L U E -----					300
1.75 ST BARN....	1920	750	C 95	14,963	Avq-	50%	50%	100%	3,741
Frame Shed	1920	16	C 95	106	Avq.	65%	100%	100%	69
1,092 SFLA									
Outbuilding Total									18,051

Acpt Land	23,100	Accepted Bldg	61,200	Total	84,300
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Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4022P011
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.23	Acres-Rear Land 1-10	1,500.00	345	100%		345
Total Acres 0.73			Land Total			22,845

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	624 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	88,370 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,184
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,747
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	OLD TYPE	Old Type	Below Average	Typical	89,680
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	97%	100%	52,194	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	54	C 100	896	Avq-	60%	100%	100%	538
Encl Frame Porch	1900	136	C 100	3,948	Avq-	60%	100%	100%	2,369
1.75 ST GARAGE..	1980	896	C 90	15,806	Avq.	86%	80%	100%	10,874
1,248 SFLA									
Outbuilding Total									13,781

Acpt Land	22,800	Accepted Bldg	66,000	Total	88,800
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Oakland
 Name: DIAMOND, TAMMIE L.

Valuation Report

07/15/2016

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Map/Lot:

014-231-01

Account: 4511 Card: 1 of 1

Location:

BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Sale Data	
Sale Date	04/30/2008
Sale Price	15,434
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9717P344
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	21,213	80%	Vacancy	16,971
0.62	Acres-Frontage 1	5,000.00	3,100	100%		3,100
Total Acres 1.12					Land Total	20,071

Acpt Land	20,100	Accepted Bldg	0	Total	20,100
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Oakland
 Name: MEADER, NANCY J.

Valuation Report

07/15/2016

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Map/Lot: 014-232

Account: 3018 Card: 1 of 1

Location: 34 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/05/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8937P341
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.30	Acres-Rear Land 1-10	1,500.00	1,950	100%		1,950
Total Acres 1.80			Land Total			24,450

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 2 OTHER Units-0	652 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	89,225 0 0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-4,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,213
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	4,200
Attic	Floor & Stairs			Attic	1,826
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	GOOD	GOOD	Above Average	Typical	94,128
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	87%	100%	67,970	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1970	138	C 100	2,072	Avq+	83%	97%	100%	1,668
Open Frame Porch	1970	24	C 100	476	Avq+	83%	97%	100%	383
TWO STORY FRAME	1970	10	C 100	777	Avq+	83%	87%	100%	561
1.75 Story/BSMT	1970	368	C 100	30,293	Avq+	83%	87%	100%	21,874
Frame Shed	1970	180	C 100	1,260	Avq+	83%	97%	100%	1,015
Wood Deck	1999	200	C 100	1,680	Avq.	97%	100%	100%	1,630
Frame Shed	2007	100	B 100	896	Avq.	97%	100%	100%	869
Wood Deck	2009	84	B 100	903	Avq.	97%	100%	100%	876
1,968 SFLA	Outbuilding Total								28,876

Acpt Land 24,500 **Accepted Bldg** 96,800 **Total** 121,300

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9031P242
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data
 Sale Date 08/11/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450
Total Acres 0.80			Land Total			22,950

Dwelling Description

Replacement Cost New

Ranch	One Story	1,300 Sqft	Grade D 110	Base	89,221
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,602
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHS	ONE HEARTH	HEARTHS	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1989	TYPICAL	TYPICAL	Above Average	Typical	88,358
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	97%	100%
						62,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1989	216	C 100	1,814	Avq+	73%	100%	100%	1,324
Frame Shed	1980	64	E 100	224	Avq-	84%	100%	100%	188
Wood Deck	1989	48	C 100	403	Avq.	91%	100%	100%	367
Frame Garage	1950	588	D 100	6,586	Avq-	64%	100%	100%	4,215
Frame Shed	2005	280	C 100	1,960	Avq.	97%	100%	100%	1,901
1,300 SFLA									7,995
Outbuilding Total									7,995

Acpt Land 23,000 **Accepted Bldg** 70,600 **Total** 93,600

Oakland
 Name: VEILLEUX, RICHARD P.

Valuation Report

07/15/2016

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Map/Lot:

014-233-1

Account: 1623 Card: 1 of 1

Location:

38 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B9031P244
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data
 Sale Date 08/11/2006
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.80	Acres-Rear Land 1-10	1,500.00	1,200	100%		1,200
Total Acres 1.30					Land Total	23,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1979	14X66	A 100	34,133	Avg+	60%	100%	100%	20,480
Wood Deck	1979	203	C 100	1,705	Avg.	85%	100%	100%	1,449
MH SLAB.....	1979	924	C 100	3,234	Avg.	85%	100%	100%	2,749
ONE STORY FRAME	2003	288	B 100	19,096	Avg.	97%	100%	100%	18,523
1,212 SFLA									43,201

Accpt Land 23,700 **Accepted Bldg** 43,200 **Total** 66,900

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
Topography Above Street
Utilities Public WaterSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9784P192
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data
Sale Date 06/25/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
2.06	Acres-Rear Land 1-10	1,500.00	3,090	100%		3,090
Total Acres 2.56			Land Total			25,590

Dwelling Description

Replacement Cost New

Conventional	Two Story	669 Sqft	Grade C 100	Base	90,796
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,297
Rooms	10	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Floor & Stairs			Attic	1,873
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	TYPICAL	TYPICAL	Average	Typical	96,516
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	65%	96%	100%	60,226	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1 Story/BASEMENT	1915	54	C 100	3,326	Avq.	65%	96%	100%	2,076
Open Frame Porch	1915	120	C 100	1,820	Avq.	65%	97%	100%	1,148
Open Frame Porch	1915	54	C 100	896	Avq.	65%	97%	100%	565
1.5 Story/BSMT	1915	320	C 100	24,685	Avq.	65%	96%	100%	15,403
Frame Shed	1915			----- S O U N D V A L U E -----					200
Frame Garage	1997	624	C 100	8,736	Avq.	96%	100%	100%	8,387
1,872 SFLA									27,779

Accpt Land 25,600 **Accepted Bldg** 88,000 **Total** 113,600

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Reference 1 B3022P246
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 18 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
2.89	Acres-Rear Land 1-10	1,500.00	4,335	100%		4,335
Total Acres 3.39			Land Total			26,835

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	486 Sqft	Grade C 90	Base	62,065
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,837
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,885
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	0	TYPICAL	TYPICAL	Above Average	Typical	62,113
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	97%	100%	42,175	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1918	300	C 90	13,986	Avq+	70%	100%	100%	9,790
Encl Frame Porch	1918	144	C 90	3,755	Avq+	70%	100%	100%	2,628
Encl Frame Porch	1918	84	C 90	2,243	Avq+	70%	100%	100%	1,570
Frame Garage	1980	816	C 100	11,424	Avq.	86%	100%	100%	9,825
Frame Shed	1980								300
1,150 SFLA				----- SOUND VALUE -----					300
								Outbuilding Total	24,113

Acpt Land	26,800	Accepted Bldg	66,300	Total	93,100
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Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1996
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5212P330
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450
Total Acres 0.80			Land Total			22,950

Dwelling Description

Replacement Cost New

Ranch	One Story	665 Sqft	Grade D 110	Base	53,050
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-819
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,442
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	53,673
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	73%	97%	100%	38,006	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1958	144	D 110	6,563	Avq.	73%	100%	100%	4,791
Open Frame Porch	1958	230	D 110	2,957	Avq.	73%	100%	100%	2,159
Frame Garage	1958	483	D 110	5,950	Avq.	73%	100%	100%	4,343
1.75 ST SHED....	1977	504	D 100	3,951	Avq.	65%	100%	100%	2,568
Outbuilding Total									13,861

Acpt Land 23,000 **Accepted Bldg** 51,900 **Total** 74,900

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 12/14/2012
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11256P318
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
Total Acres 0.50						22,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,311 Sqft	Grade B 100	Base	128,099
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	5,376
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,135
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,175
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2013	0	GOOD	GOOD	Average	Typical	142,011		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		97%	100%	100%		
Value(Rcnld)						137,751		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	2013	9	B 100	501	Avg.	97%	100%	100%
Wood Deck	2015	252	B 100	2,709	Avg.	97%	100%	100%
1,311 SFLA						Outbuilding Total		3,114
Acpt Land		22,500		Accepted Bldg		140,900		Total
								163,400

Oakland
 Name: BRANN, ROXANNE

Valuation Report

07/15/2016

Page 1613

Map/Lot: 014-238

Account: 100 Card: 1 of 1

Location: 66 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/2000
 Sale Price 62,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B6166P066
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
Total Acres 0.50						22,500

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New	
Ranch	One Story	1,372 Sqft	Grade C 95
Exterior	ALUM/VINYL	Masonry Trim	None
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles
Foundation	Concrete	Basement	Dry Full Bmt
Fin. Basement Area	None	Basement Gar	None
Heating	100% Hot Water BB	Cooling	0% None
Rooms	6	HEARTH	ONE HEARTH
Bedrooms	3	Add Fixtures	0
Baths	1	Half Baths	0
Attic	None		
FirePlaces	0		
Insulation	Full		
Unfin. Living Area	NONE		

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	102,653
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Open Frame Porch	1980	16	C 100	364	Avg-	84%
1,372 SFLA						100%
Outbuilding Total						306

Acpt Land	22,500	Accepted Bldg	74,200	Total	96,700
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Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 10/17/2003
 Sale Price 83,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7694P178
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
Total Acres 0.50						22,500

Dwelling Description

Replacement Cost New

Conventional	One Story	1,080 Sqft	Grade C 100	Base	85,848
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-2,646
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,661
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Good	Typical	85,863
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						64,397
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1945	16	C 100	364	Good	75%	100%	100%	273
Encl Frame Porch	1945	40	C 100	1,260	Good	75%	100%	100%	945
Frame Garage	1990	480	C 100	6,720	Avq.	92%	100%	100%	6,182
Open Frame Porch	1999	144	D 100	1,725	Avq.	97%	100%	100%	1,673
1,080 SFLA									9,073

Acpt Land 22,500 **Accepted Bldg** 73,500 **Total** 96,000

Oakland
 Name: WEBB, SUSAN E.

Valuation Report

07/15/2016

Page 1615

Map/Lot: 014-240

Account: 2108 Card: 1 of 1

Location: 30 STONEYBROOK DRIVE

Neighborhood 62 STONYBROOK

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3664P33 JT
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.86	Acres-Rear Land 1-10	1,000.00	860	100%		860
Total Acres 1.36			Land Total			15,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1979	14X60	D 100	16,650	Avg.	55%	100%	100%	9,158
Open Frame Porch	1990	96	D 100	1,187	Avg.	92%	100%	100%	1,092
Frame Shed	1960			----- S O U N D V A L U E -----					200
Wood Deck	2009	144	B 100	1,548	Avg.	97%	100%	100%	1,502
MH GABLE ROOF...	1996	840	D 100	3,763	Avg.	95%	100%	100%	3,575
Frame Shed	2009	144	B 100	1,291	Avg.	97%	100%	100%	1,252
840 SFLA						Outbuilding Total			16,779

Acpt Land 15,900 **Accepted Bldg** 16,800 **Total** 32,700

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1994
 Sale Price 52,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6602P314
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.63	Acres-Rear Land 1-10	1,500.00	945	100%		945
Total Acres 1.13			Land Total			23,445

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story OTHER 1 OTHER Units-0	825 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	115,731 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	140 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,568
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,472
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	121,771
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	98%	100%	115,756	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	288	C 100	14,918	Avq.	89%	98%	100%	13,011
Wood Deck	1985	246	C 100	2,066	Avq.	89%	100%	100%	1,839
1.50 ST GARAGE..	2008	896	B 100	20,873	Avq.	97%	100%	100%	20,247
Frame Shed	2008	64	D 100	358	Avq.	97%	100%	100%	347
1,938 SFLA									35,444

Acpt Land 23,400 **Accepted Bldg** 151,200 **Total** 174,600

Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

Page 1617

Map/Lot:

014-240-2

Account: 4232 Card: 1 of 1

Location:

STONEBROOK DRIVE

Neighborhood 62 STONYBROOK

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	10/20/2004
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B8170P313

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	15,000	80%	Vacancy	12,000
0.92	Acres-Rear Land 1-10	1,000.00	920	100%		920
Total Acres 1.42					Land Total	12,920

Acpt Land	12,900	Accepted Bldg	0	Total	12,900
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Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

Page 1618

Map/Lot:

014-240-3

Account: 4233 Card: 1 of 1

Location:

STONEBROOK DRIVE

Neighborhood 62 STONYBROOK

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	10/20/2004
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B8170P313

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	15,000	80%	Vacancy	12,000
0.92	Acres-Rear Land 1-10	1,000.00	920	100%		920
Total Acres 1.42					Land Total	12,920

Acpt Land	12,900	Accepted Bldg	0	Total	12,900
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Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/09/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10454P117
 Reference 2 B11689P262
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.61	Acres-Rear Land 1-10	1,500.00	915	100%		915
Total Acres 1.11						Land Total 23,415

Dwelling Description

Replacement Cost New

Cape Cod	Two Story	480 Sqft	Grade D 110	Base	64,532
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,082
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1924	0	TYPICAL	TYPICAL	Average	Typical	66,318			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	97%	100%	41,813		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1924	168	D 110	4,263	Avq.	65%	100%	100%	2,771
Encl Frame Porch	1924			----- S O U N D V A L U E -----					
1.75 ST BARN....	1924	432	D 100	7,258	Avq.	40%	40%	100%	1,161
Frame Shed	1924	168	D 100	941	Fair	30%	100%	100%	282
960 SFLA									
Outbuilding Total 4,514									
Acpt Land		23,400		Accepted Bldg		46,300		Total	69,700

Oakland
 Name: BURKE, TERESA M. (DESROSIERS)

Valuation Report

07/15/2016

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Map/Lot: 014-242-1

Account: 2384 Card: 1 of 1

Location: STONEYBROOK DRIVE

Neighborhood 62 STONYBROOK

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 01/13/2016
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Other Non Valid

Reference 1 B12238P16

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	15,000	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,500.00	915	40%	Vacancy	4,800
0.03	Acres-Rear Land 1-10	1,000.00	30	100%		30
Total Acres 0.53					Land Total	4,830

Acpt Land 4,800 **Accepted Bldg** 0 **Total** 4,800

Oakland
 Name: BURKE, TERESA M. (DESROSIERS)

Valuation Report

07/15/2016

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Map/Lot:

014-242-2

Account: 2385 Card: 1 of 1

Location:

STONEBROOK DRIVE

Neighborhood 62 STONYBROOK

Sale Data	
Sale Date	01/13/2016
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B12238P17

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	15,000	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,500.00	915	40%	Vacancy	4,800
0.01	Acres-Rear Land 1-10	1,000.00	10	100%		10
Total Acres 0.51					Land Total	4,810

Acpt Land

4,800

Accepted Bldg

0

Total

4,800

Valuation Report

Neighborhood 62 STONYBROOK

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/12/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11308P052
 Reference 2 B11927P223
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.19	Acres-Rear Land 1-10	1,000.00	190	100%		190
Total Acres 0.69						Land Total 15,190

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	69,910
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-2,772
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	Obsolete	Obsolete	Average	Typical	57,562			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	48% 100%	26,801			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2010	96	B 100	860	Avq.	97%	100%	100%	834
Open Frame Porch	2010	120	C 100	1,820	Avq.	97%	60%	100%	1,059
720 SFLA						Outbuilding Total			1,893

Acpt Land 15,200 **Accepted Bldg** 28,700 **Total** 43,900

Oakland
 Name: DESROSIERS, JOSHUA

Valuation Report

07/15/2016

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Map/Lot:

014-242-4

Account: 2386 Card: 1 of 1

Location:

STONEBROOK DRIVE

Neighborhood 62 STONYBROOK

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 09/03/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11502P154
 Reference 2 B11927P223
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	15,000.00	15,000	100%		0	
0.50	Acres-Homesite (Fract)	1,000.00	190	50%		7,500	
0.09	Acres-Rear Land 1-10	1,000.00	90	100%		90	
Total Acres 0.59						Land Total	7,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2004	192	B 100	1,721	Avg.	97%	100%	100%		1,669
Frame Garage	2004									200
----- S O U N D V A L U E -----										
Outbuilding Total										1,869
Accpt Land		7,600	Accepted Bldg		1,900	Total				9,500

Valuation Report

Account: 2387 Card: 1 of 1

Location: 13 STONEYBROOK DRIVE

Neighborhood 62 STONYBROOK

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/03/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B11502P154
 Reference 2 B11927P223
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	15,000.00	15,000	100%		15,000
0.23	Acres-Rear Land 1-10	1,000.00	230	100%		230
Total Acres 0.73						Land Total 15,230

Dwelling Description

Replacement Cost New

Ranch	One Story	1,431 Sqft	Grade C 100	Base	107,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1075 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,050
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,526
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	134,866
Functional Obsolescence						Value(Rcnld)
None						130,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1999	864	B 100	20,128	Avq.	97%	100%	100%	19,524
Open Frame Porch	1999	10	C 100	280	Avq.	97%	100%	100%	272
Unfin Basement	1999	15	C 100	147	Avq.	97%	100%	100%	143
Wood Deck	2000	256	C 100	2,150	Avq.	97%	100%	100%	2,086
Wood Deck	2000	152	C 100	1,277	Avq.	97%	100%	100%	1,239
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,431 SFLA									Outbuilding Total 26,659

Acpt Land 15,200 **Accepted Bldg** 157,500 **Total** 172,700

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3029P76
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Access	18,000
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000
1.25	Acres-Rear Land 11-20	450.00	563	100%		563
Total Acres 11.75			Land Total			33,563

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 105	Base		111,128
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,912
Rooms	5	HEARTH	TWO HEARTH	HEARTH		1,764
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	1	Plumbing		2,646
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1988	0	TYPICAL	TYPICAL	Average		Typical			119,450	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		91%	98%	100%		106,526		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1988	204	C 105	11,095	Avq.	91%	98%	100%	9,894	
Wood Deck	2009	192	B 100	2,065	Avq.	97%	100%	100%	2,003	
Frame Garage	1988	576	C 105	8,467	Avq.	91%	100%	100%	7,705	
Wood Deck	1998	96	C 100	806	Avq.	96%	100%	100%	774	
Frame Shed	1998	192	C 100	1,344	Avq.	96%	100%	100%	1,290	
ONE STORY FRAME	2009	192	B 100	12,730	Avq.	97%	98%	100%	12,101	
1,908 SFLA Outbuilding Total									33,767	
Acpt Land		33,600		Accepted Bldg		140,300		Total		173,900

Oakland
 Name: BREARD, BARBARA A.

Valuation Report

07/15/2016

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Map/Lot:

014-243-1

Account: 3239 Card: 1 of 1

Location:

91 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4201P238
 Reference 2 B11014P233
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.24	Acres-Rear Land 1-10	1,500.00	360	100%		360	
Total Acres 0.74					Land Total	22,860	
Acpt Land		22,900	Accepted Bldg		0	Total	22,900

Oakland
 Name: BREARD, LEE

Valuation Report

07/15/2016

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Map/Lot:

014-243-1A

Account: 3286 Card: 1 of 1

Location:

91 SUMMER STREET

Neighborhood 86 MOB HOME NO LAND

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1992	14X67	A 100	34,546	Ava+	60%	100%	90%	18,655
Wood Deck	1992	108	C 100	907	Ava.	93%	100%	90%	760
938 SFLA									
						Outbuilding Total			19,415
Acpt Land			0	Accepted Bldg		19,400	Total		19,400

Oakland
 Name: LOVEJOY, CHARLOTTE M.

Valuation Report

07/15/2016

Page 1628

Map/Lot: 014-244

Account: 375 Card: 1 of 1

Location: 87 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2950P190 JT
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.18	Acres-Rear Land 1-10	1,500.00	270	100%		270	
Total Acres 0.68						Land Total	22,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1987	14X66	A 100	34,133	Avg+	60%	100%	100%	20,480
MH SLAB.....	1987	924	C 100	3,234	Avg.	90%	100%	100%	2,911
Frame Garage	1987	672	C 100	9,408	Avg.	90%	100%	100%	8,467
Frame Shed	1987			----- S O U N D V A L U E -----					200
Encl Frame Porch	1987	120	C 100	3,500	Avg.	90%	100%	100%	3,150
924 SFLA						Outbuilding Total			35,208

Acpt Land	22,800	Accepted Bldg	35,200	Total	58,000
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Oakland
 Name: ROY, PAULA J.

Valuation Report

07/15/2016

Page 1629

Map/Lot: 014-245

Account: 2852 Card: 1 of 1

Location: 81 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data	
Sale Date	10/13/2015
Sale Price	94,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12134P264
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.40	Acres-Rear Land 1-10	1,500.00	600	100%		600
Total Acres 0.90			Land Total			23,100

Dwelling Description

Replacement Cost New

Ranch	One Story	984 Sqft	Grade C 100	Base	79,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,425
Rooms	5	HEARTHES	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	1999	TYPICAL	TYPICAL	Above Average	Typical	82,359			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	100%	100%	70,005		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1999	40	C 100	336	Avq.	97%	100%	100%	326
Frame Shed	1999	80	C 100	560	Avq.	97%	100%	100%	543
984 SFLA							Outbuilding Total		869

Acpt Land 23,100 **Accepted Bldg** 70,900 **Total** 94,000

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
Topography Above Street
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 06/08/2009
Sale Price 95,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10106P158
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
Total Acres 0.50						22,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	624 Sqft	Grade D 110	Base	71,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,306
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,368
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	71,220
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	97%	100%	44,904	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	192	D 110	2,489	Avq.	65%	100%	100%	1,618
Frame Shed	1920	36	D 110	221	Avq.	65%	100%	100%	144
ONE STORY FRAME	1920	240	D 110	10,940	Avq.	65%	100%	100%	7,111
1.75 ST BARN....	1920	600	D 110	11,088	Avq-	50%	50%	100%	2,772
1,332 SFLA									
Outbuilding Total									11,645

Acpt Land 22,500 **Accepted Bldg** 56,500 **Total** 79,000

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4589P190
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.44	Acres-Rear Land 1-10	1,500.00	660	100%		660
Total Acres 0.94			Land Total			23,160

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	12,453
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Above Average	Typical	91,737
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	100%	70,637	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1958	30	C 100	210	Avq.	73%	100%	100%	153
Frame Garage	1958	576	C 100	8,064	Avq.	73%	100%	100%	5,887
Wood Deck	2005	64	B 100	689	Avq.	97%	100%	100%	668
Open Frame Porch	2009	240	B 100	4,480	Avq.	97%	100%	100%	4,346
936 SFLA									
Outbuilding Total									11,054

Acpt Land	23,200	Accepted Bldg	81,700	Total	104,900
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Oakland
 Name: STEVENS, RANDY H.

Valuation Report

07/15/2016

Page 1632

Map/Lot: 014-248

Account: 531 Card: 1 of 1

Location: 67 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2154P59
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.02	Acres-Rear Land 1-10	1,500.00	30	100%		30
Total Acres 0.52			Land Total			22,530

Dwelling Description

Replacement Cost New

Conventional	One Story	1,034 Sqft	Grade C 90	Base	74,713
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-4,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,293
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	12,134
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	84,580
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	97%	100%
						57,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1940	40	C 90	302	Avq+	70%	100%	100%	211	
Frame Shed	1940			----- S O U N D V A L U E -----						200
Frame Shed	2000	144	D 100	806	Avq.	97%	100%	100%	782	
Wood Deck	1990	80	D 100	538	Avq.	92%	100%	100%	495	
ONE STORY FRAME	2001	80	B 100	5,305	Avq.	97%	100%	100%	5,146	
1.50 ST GARAGE..	2001	576	B 100	13,419	Avq.	97%	90%	100%	11,714	
Wood Deck	2002	64	C 100	538	Avq.	97%	100%	100%	522	
Wood Deck	2001	176	C 100	1,478	Avq.	97%	100%	100%	1,434	
Finished Attic	2001	80	B 100	1,792	Avq.	97%	100%	100%	1,738	
1,154 SFLA										
Outbuilding Total									22,242	

Acpt Land	22,500	Accepted Bldg	79,700	Total	102,200
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Oakland
 Name: COCHRAN, ALFRED M., HEIRS OF

Valuation Report

07/15/2016

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Map/Lot: 014-249

Account: 2632 Card: 1 of 1

Location: 63 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4589P190
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	22,500.00	22,045	100%		22,045
Total Acres 0.48						Land Total
						22,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1984	12X60	B 100	21,695	Ava+	60%	100%	100%	13,017
MH SLAB.....	1984	720	C 100	2,520	Ava.	88%	100%	100%	2,218
Wood Deck	1990	84	C 100	706	Ava.	92%	100%	100%	650
720 SFLA	Outbuilding Total								15,885

Accpt Land	22,000	Accepted Bldg	15,900	Total	37,900
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Oakland
 Name: CASEY, DANIEL J.

Valuation Report

07/15/2016

Page 1634

Map/Lot: 014-250

Account: 2562 Card: 1 of 1

Location: 59 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B7492P268
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.79	Acres-Rear Land 1-10	1,500.00	1,185	100%		1,185
Total Acres 1.29			Land Total			23,685

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade D 110	Base	75,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	65,567
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	61,633	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	192	C 100	1,613	Avq.	97%	100%	100%	1,565
ONE STORY FRAME	2000	140	C 100	7,252	Avq.	97%	100%	100%	7,034
Frame Shed	1994								100
1,220 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									8,699

Acpt Land 23,700 **Accepted Bldg** 70,300 **Total** 94,000

Oakland
 Name: CASEY, JOHN W.

Valuation Report

07/15/2016

Page 1635

Map/Lot:

014-250-1

Account: 3356 Card: 1 of 1

Location:

57 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1871P019

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	22,500.00	12.324	100%		12,324
Total Acres 0.15						12,324

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1969	12X52	D 100	12,834	Ava+	60%	100%	100%	7,700
Frame Shed	1977	120	D 100	672	Ava.	84%	100%	100%	564
MH ENC. PORCH...	1977	128	D 100	2,867	Ava.	84%	100%	100%	2,408
Open Frame Porch	2000	133	C 100	2,002	Ava.	97%	100%	100%	1,942
MH GABLE ROOF...	1977	624	D 100	2,796	Ava.	84%	100%	100%	2,349
Frame Garage	2000	260	C 100	3,640	Ava.	97%	100%	100%	3,531
624 SFLA						Outbuilding Total			18,494

Acpt Land	12,300	Accepted Bldg	18,500	Total	30,800
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Oakland
 Name: HILTON, MICHAEL A.

Valuation Report

07/15/2016

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Map/Lot: 014-251

Account: 2955 Card: 1 of 1

Location: 51 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4414P123
 Reference 2 B10979P299
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.02	Acres-Rear Land 1-10	1,500.00	1,530	100%		1,530
Total Acres 1.52					Land Total	24,030

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade C 90	Base	62,831
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,814
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	61,017
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	97%	100%
						43,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1958	434	C 90	24,060	Avq.	73%	100%	100%	17,564
2 STORY GARAGE	2002	896	C 100	18,816	Avq.	97%	100%	100%	18,252
Wood Deck	2000	48	C 100	403	Avq.	97%	100%	100%	391
1,274 SFLA									36,207
						Outbuilding Total			36,207

Acpt Land 24,000 **Accepted Bldg** 79,400 **Total** 103,400

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 09/17/2004
Sale Price 88,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8144P303
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.21	Acres-Rear Land 1-10	1,500.00	315	100%		315
Total Acres 0.71			Land Total			22,815

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	564 Sqft	Grade C 100	Base	75,687
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,369
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1934	0	TYPICAL	TYPICAL	Above Average	Typical	73,318
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	97%	100%	49,783	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1934	144	C 100	2,156	Avq+	70%	100%	100%	1,509
ONE STORY FRAME	1934	102	C 100	5,284	Avq+	70%	100%	100%	3,699
ONE STORY FRAME	1934	49	C 100	2,538	Avq+	70%	100%	100%	1,777
ONE STORY FRAME	1934	10	C 100	518	Avq+	70%	100%	100%	363
Frame Shed	2002	160	B 100	1,434	Avq.	97%	100%	100%	1,391
1,148 SFLA									8,739

Acpt Land 22,800 **Accepted Bldg** 58,500 **Total** 81,300

Valuation Report

Map/Lot:

014-252-01

Account: 3291 Card: 1 of 1

Location:

AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	06/11/2009
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10113P232
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	315	50%	Access	9,000	
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000	
10.00	Acres-Rear Land 11-20	450.00	4,500	100%		4,500	
1.73	REAR2-Rear 21+	375.00	649	100%		649	
Total Acres 22.23						Land Total	29,149

Dwelling Description

Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade C 100	Base	105,560
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,450
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1997	0	GOOD	GOOD	Average	Typical	111,530	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		96%	%	%	0

Acpt Land 29,100 **Accepted Bldg** 0 **Total** 29,100

Oakland
 Name: HILTON, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

014-252-02

Account: 3292 Card: 1 of 1

Location:

SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Sale Data	
Sale Date	06/01/1995
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B4908P201
 Reference 2 B10979P299
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Vacancy	20,250	
0.37	Acres-Rear Land 1-10	1,500.00	555	100%		555	
Total Acres 0.87					Land Total	20,805	
Acpt Land		20,800	Accepted Bldg		0	Total	20,800

Oakland
Name: MERRILL, MARY

Valuation Report

07/15/2016

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Map/Lot:

014-252-03

Account: 3293 Card: 1 of 1

Location:

91 AUTUMN LANE

Neighborhood 5 SUMMER STREET...

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B11196P014
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data
Sale Date 10/15/2012
Sale Price 149,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.35	Acres-Rear Land 1-10	1,500.00	525	100%		525
Total Acres 0.85			Land Total			23,025

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade B 100	Base	143,948
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,769
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	154,093			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2007	140	B 100	2,688	Avq.	97%	100%	100%	2,607
Frame Garage	2007	360	B 100	6,451	Avq.	97%	100%	100%	6,257
1,512 SFLA							Outbuilding Total		8,864

Acpt Land

23,000

Accepted Bldg

158,300

Total

181,300

Oakland
 Name: DUGHERIA, GEORGE P.

Valuation Report

07/15/2016

Page 1641

Map/Lot:

014-252-04

Account: 3294 Card: 1 of 1

Location:

97 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8028P110
 Reference 2

Sale Data
 Sale Date 07/09/2004
 Sale Price 21,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.34	Acres-Rear Land 1-10	1,500.00	510	100%		510
Total Acres 0.84			Land Total			23,010

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	145,892
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,564
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,764	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	155,757
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	99%	100%
						Value(Rcld)
						149,573

Acpt Land 23,000 **Accepted Bldg** 149,600 **Total** 172,600

Oakland
Name: WARREN, JODY

Valuation Report

07/15/2016

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Map/Lot:

014-252-05

Account: 3295 Card: 1 of 1

Location:

105 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
Topography Above Street
Utilities All Public
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B8589P327
Reference 2

Sale Data
Sale Date 09/08/2005
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450
Total Acres 0.80			Land Total			22,950

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,344 Sqft	Grade B 100	Base	130,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	138,166
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	134,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2007	120	B 100	9,461	Avq.	97%	100%	100%	9,177
Wood Deck	2006	54	B 100	581	Avq.	97%	100%	100%	564
Encl Frame Porch	2006	25	B 100	1,075	Avq.	97%	100%	100%	1,043
Open Frame Porch	2007	40	B 100	896	Avq.	97%	100%	100%	869
Wood Deck	2007	40	B 100	430	Avq.	97%	100%	100%	417
Frame Garage	2007	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Jacuzzi #	2009	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,464 SFLA									25,477

Acpt Land 23,000 **Accepted Bldg** 159,500 **Total** 182,500

Valuation Report

Map/Lot:

014-252-06

Account: 3296 Card: 1 of 1

Location:

84 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Private

Sale Data
 Sale Date 01/09/2006
 Sale Price 22,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8762P039
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.60	Acres-Rear Land 1-10	1,500.00	900	100%		900
Total Acres 1.10			Land Total			23,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,400 Sqft	Grade B 100	Base	135,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,415
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	143,833			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	139,518			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	30	B 100	322	Avq.	97%	100%	100%	312
Wood Deck	2006	30	B 100	322	Avq.	97%	100%	100%	312
Encl Frame Porch	2006	30	B 100	1,254	Avq.	97%	100%	100%	1,216
1,400 SFLA									1,840
Outbuilding Total									1,840

Acpt Land 23,400 **Accepted Bldg** 141,400 **Total** 164,800

Oakland
 Name: KNIGHT, JAMES E., JR.

Valuation Report

07/15/2016

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Map/Lot:

014-252-07

Account: 3297 Card: 1 of 1

Location:

90 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7363P001
 Reference 2

Sale Data
 Sale Date 04/18/2003
 Sale Price 123,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.36	Acres-Rear Land 1-10	1,500.00	540	100%		540
Total Acres 0.86			Land Total			23,040

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,100 Sqft	Grade B 100	Base	111,462
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	825 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,784
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,469
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Good	Typical	132,941
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		98%	100% 100%	130,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	2002	14	B 100	928	Good	98%	100%	100%	909
1SFr Overhanq	2002	24	B 100	1,592	Good	98%	100%	100%	1,560
Wood Deck	2002	168	C 100	1,411	Avq.	97%	100%	100%	1,369
1,138 SFLA						Outbuilding Total			3,838

Acpt Land 23,000 **Accepted Bldg** 134,100 **Total** 157,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016
 Page 1645
 014-252-08
 AUTUMN LANE

Account: 3298 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	18,000
0.34	Acres-Rear Land 1-10	1,500.00	510	100%		510
Total Acres 0.84					Land Total	18,510
Acpt Land		18,500	Accepted Bldg		0	Total
						18,500

Oakland
 Name: MCCULLOUGH, ROBERT A.

Valuation Report

07/15/2016

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Map/Lot:

014-252-09

Account: 3299 Card: 1 of 1

Location:

AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/22/2006
Sale Price	22,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B9195P021

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	18,000
0.34	Acres-Rear Land 1-10	1,500.00	510	100%		510
Total Acres 0.84					Land Total	18,510

Acpt Land	18,500	Accepted Bldg	0	Total	18,500
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Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3300 Card: 1 of 1

Map/Lot:
 Location:

014-252-10
 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	06/11/2009
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450	
Total Acres 0.80					Land Total	4,050	
Acpt Land		4,100	Accepted Bldg		0	Total	4,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3301 Card: 1 of 1

Map/Lot: 014-252-11
 Location: AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.59	Acres-Rear Land 1-10	1,500.00	885	100%		885	
Total Acres 1.09					Land Total	4,485	
Acpt Land		4,500	Accepted Bldg		0	Total	4,500

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3302 Card: 1 of 1

Map/Lot:
 Location:

014-252-12
 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	06/11/2009
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.32	Acres-Rear Land 1-10	1,500.00	480	100%		480	
Total Acres 0.82					Land Total	4,080	
Acpt Land		4,100	Accepted Bldg		0	Total	4,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016
 Page 1650
 014-252-13
 AUTUMN LANE

Account: 3303 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 61 AUTUMN LANE
 Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600
0.33	Acres-Rear Land 1-10	1,500.00	495	100%		495
Total Acres 0.83					Land Total	4,095
Acpt Land		4,100	Accepted Bldg		0	Total
						4,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3304 Card: 1 of 1

Map/Lot:
 Location:

014-252-14
 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.51	Acres-Rear Land 1-10	1,500.00	765	100%		765	
Total Acres 1.01					Land Total	4,365	
Acpt Land		4,400	Accepted Bldg		0	Total	4,400

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3305 Card: 1 of 1

Map/Lot:
 Location:

014-252-15
 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450	
Total Acres 0.80					Land Total	4,050	
Acpt Land		4,100	Accepted Bldg		0	Total	4,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3306 Card: 1 of 1

Map/Lot:
 Location:

014-252-16
 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.52	Acres-Rear Land 1-10	1,500.00	780	100%		780	
Total Acres 1.02					Land Total	4,380	
Acpt Land		4,400	Accepted Bldg		0	Total	4,400

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3307 Card: 1 of 1

Map/Lot:
 Location:

014-252-17
 AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.36	Acres-Rear Land 1-10	1,500.00	540	100%		540	
Total Acres 0.86					Land Total	4,140	
Acpt Land		4,100	Accepted Bldg		0	Total	4,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

014-252-18

Account: 3308 Card: 1 of 1

Location:

AUTUMN LANE

Neighborhood 61 AUTUMN LANE

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450	
Total Acres 0.80					Land Total	4,050	
Acpt Land		4,100	Accepted Bldg		0	Total	4,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016
 Page 1656
 014-252-19
 AUTUMN LANE

Account: 3309 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 61 AUTUMN LANE
 Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/11/2009
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10113P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	0	
0.50	Acres-Homesite (Fract)	1,500.00	510	20%	Access	3,600	
0.41	Acres-Rear Land 1-10	1,500.00	615	100%		615	
Total Acres 0.91					Land Total	4,215	
Acpt Land		4,200	Accepted Bldg		0	Total	4,200

Oakland
 Name: PYNE, SHANNON M.

Valuation Report

07/15/2016

Page 1657

Map/Lot:

014-252-20

Location:

AUTUMN LANE

Account: 4517 Card: 1 of 1

Neighborhood 5 SUMMER STREET...

Sale Data	
Sale Date	07/21/2008
Sale Price	1,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9801P198
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	80%	Vacancy	25,456
2.61	Acres-Rear Land 1-10	1,500.00	3,915	100%		3,915
Total Acres 3.61					Land Total	29,371

Acpt Land	29,400	Accepted Bldg	0	Total	29,400
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Neighborhood 69 SUMMER ST WEST

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B3548P135
 Reference 2
 Tran/Land/Bldg 1 2 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.25	Acres-Rear Land 1-10	1,200.00	300	100%		300
Total Acres 0.75			Land Total			36,300

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade C 90	Base	81,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,980
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	Full Finished			Attic	11,617
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1997	TYPICAL	TYPICAL	Average	Typical	100,343			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	65%	88%	100%	57,396				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
TWO STORY FRAME	1900	256	C 90	17,902	Avq.	65%	88%	100%	10,240
2S Open Fr Porch	1997	90	C 90	1,890	Avq.	96%	100%	100%	1,814
Encl Frame Porch	1900	30	C 90	882	Avq.	65%	100%	100%	573
Frame Garage	1900			---- SOUND VALUE ----				500	
12 Mobile Home.	1900			---- SOUND VALUE ----				2,000	
1,856 SFLA				Outbuilding Total				15,127	
Acpt Land		36,300	Accepted Bldg		72,500	Total		108,800	

Oakland
Name: BUCKNAM, DAVID A.

Valuation Report

07/15/2016

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Map/Lot:

014-253

Account: 401 Card: 2 of 2

Location:

39 SUMMER STREET

Neighborhood 5 SUMMER STREET...

Zoning/Use NEIGHBORHOOD COM
Topography Level
Utilities Public WaterSeptic System
Street Paved

Reference 1 B3548P135

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
GARAGE FRAME ..	1960	1200	D 100	40,320	Ava.	74%	90%	100%	26,853	
1,856 SFLA									26,853	
Accpt Land						0	Accepted Bldg		26,900	Total
						26,900			26,900	

Oakland
Name: BUCKNAM, DAVID A.

Valuation Report

07/15/2016

Page 1660

Map/Lot:

014-253

Account: 401

Location:

39 SUMMER STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	36,300	72,500	108,800	36,300	72,500	108,800
2	0	26,900	26,900	0	26,900	26,900
TOTAL	36,300	99,400	135,700	36,300	99,400	135,700

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2273P277
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.43	Acres-Rear Land 1-10	1,500.00	645	100%		645
Total Acres 0.93			Land Total			23,145

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade D 110	Base	77,715
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,349
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	67,366
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	53,893	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1970	210	C 100	1,764	Avq.	80%	100%	100%	1,411
Frame Shed	1970	192	D 100	1,075	Avq.	80%	100%	100%	860
Frame Garage	2006	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Wood Deck	2006	36	B 100	386	Avq.	97%	100%	100%	374
1,120 SFLA						Outbuilding Total			12,657

Acpt Land	23,100	Accepted Bldg	66,600	Total	89,700
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Valuation Report

Neighborhood 5 SUMMER STREET...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 02/21/2003
 Sale Price 48,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7282P250

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.58	Acres-Rear Land 1-10	1,500.00	870	100%		870	
Total Acres 1.08						Land Total	23,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1988	14X72	B 100	29,260	Avg.	55%	100%	100%	16,093	
Frame Shed	1988	36	C 100	252	Avg.	75%	100%	100%	189	
Frame Garage	1999	400	C 100	5,600	Avg.	97%	100%	100%	5,432	
Encl Frame Porch	2006	96	B 100	3,620	Avg.	97%	100%	100%	3,511	
Wood Deck	2006	48	C 100	403	Avg.	97%	100%	100%	391	
Frame Shed	1988			----- S O U N D V A L U E -----						500
ONE STORY FRAME	2007	322	C 110	18,347	Avg.	97%	100%	100%	17,797	
1,330 SFLA						Outbuilding Total			43,913	

Acpt Land 23,400 **Accepted Bldg** 43,900 **Total** 67,300

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9934P006
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 12/02/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.95	Acres-Rear Land 1-10	1,500.00	2,925	100%		2,925
Total Acres 2.45			Land Total			25,425

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	644 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	90,255 0 0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,705
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,174
Rooms	9	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,803
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-902
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	91,625
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	54,975	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1920	240	C 100	14,784	Avq-	60%	100%	100%	8,870
Encl Frame Porch	1920	128	C 100	3,724	Avq-	60%	100%	100%	2,234
Frame Shed	1920	196	C 100	1,372	Avq-	60%	100%	100%	823
Frame Shed	1920			---- SOUND VALUE ----				300	
Frame Shed	1920			---- SOUND VALUE ----				300	
1.75 ST BARN....	1920	780	D 100	13,104	Avq-	40%	40%	100%	2,097
Finished Attic	1920	120	C 100	2,100	Avq-	60%	100%	100%	1,260
1,588 SFLA				Outbuilding Total				15,884	

Acpt Land	25,400	Accepted Bldg	70,900	Total	96,300
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Oakland
 Name: MUSERO, ADAM W.

Valuation Report

07/15/2016

Page 1664

Map/Lot: 014-257

Account: 1637 Card: 1 of 1

Location: 5 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use NEIGHBORHOOD COM
 Topography LevelBelow Street
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7399P118

Reference 2

Tran/Land/Bldg 1 2 96

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
8.00	Acres-Rear Land 1-10	1,200.00	9,600	100%		9,600
9.60	Acres-Wasteland	30.00	288	100%		288
Total Acres 18.10			Land Total			45,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	2002	2800	C 100	117.600	Avg.	97%	90%	100%	102.665
GARAGE FRAME ..	2002	1400	C 100	58.800	Avg.	97%	90%	100%	51.332
GARAGE FRAME ..	2002	392	C 100	16.464	Avg.	97%	90%	100%	14.373
Frame Garage	2002	660	C 100	9.240	Avg.	97%	60%	100%	5.378
						Outbuilding Total			173,748

Acpt Land	45,900	Accepted Bldg	173,700	Total	219,600
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Valuation Report

Map/Lot:

014-257-1

Account: 3256 Card: 1 of 1

Location:

7 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4273P192
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.33	Acres-Rear Land 1-10	1,500.00	1,995	100%		1,995
Total Acres 1.83			Land Total			24,495

Dwelling Description

Replacement Cost New

Ranch	One Story	1,320 Sqft	Grade C 100	Base	100,632
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Above Average	Typical	103,884
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		91%	97%	95%
						87,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	438	C 100	3,679	Avq+	91%	100%	95%	3,181
Wood Deck	1987	48	C 100	403	Avq+	91%	100%	95%	349
Encl Frame Porch	1987	74	C 100	2,212	Avq+	91%	100%	95%	1,912
1.50 ST GARAGE..	1996	900	C 100	16,380	Avq.	95%	100%	95%	14,783
Frame Garaqe	1987	300	C 100	4,200	Avq.	90%	100%	95%	3,591
Carport/Canopy	2008	300	B 100	2,419	Avq.	97%	100%	95%	2,229
GAR/SHED BSMT...	1987	612	C 100	5,141	Avq.	90%	75%	95%	3,296
Frame Shed	2002	540	C 100	3,780	Avq.	97%	75%	95%	2,612
1S AD/GAR.....	2008	850	C 100	63,070	Avq.	97%	97%	95%	56,375
2,170 SFLA									88,328

Outbuilding Total

Acpt Land 24,500 **Accepted Bldg** 175,400 **Total** 199,900

Valuation Report

Account: 763 Card: 1 of 1

Location: RAILROAD AVENUE

Neighborhood 3 RAILROAD AVENUE.

Sale Data	
Sale Date	11/30/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Zoning/Use RESOURCE PROTECT
 Topography Swampy
 Utilities NoWater/NoSewer
 Street Private

Reference 1 TAX AQUIRED 11-30-15 B11699P211
 Reference 2 Kevin-last known heir of Donald
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	18,000.00	11,685	80%	Vacancy	0
0.27	Acres-Homesite (Fract)	1,500.00	1,995	25%	Topoqraphy	0
0.27	Acres-Homesite (Fract)	30.00	288	50%	Restrictio	1,169
Total Acres 0.27			Land Total			1,169
Accpt Land		1,200	Accepted Bldg		0	Total
						1,200

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

014-259

Account: 1552 Card: 1 of 1

Location:

RAILROAD AVENUE

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use RESOURCE PROTECT
 Topography LowSwampy
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B3928P019

Reference 2

Tran/Land/Bldg 1 4 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	18,000.00	9.625	80%	Vacancy	0
0.15	Acres-Homesite (Fract)	1,500.00	1.995	20%	Topography	1,540
Total Acres 0.15					Land Total	1,540

Acpt Land	1,500	Accepted Bldg	0	Total	1,500
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Oakland
 Name: FRAZIER, PHILIP H.& LETA J. TRUSTEES

Valuation Report

07/15/2016

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Map/Lot: 014-260

Account: 1185 Card: 1 of 1

Location: RAILROAD AVENUE

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use RESOURCE PROTECT
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 11/10/2003
 Sale Price 52,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7729P019

Reference 2 B10827P073

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.22	Acres-Homesite (Fract)	18,000.00	10,921	80%	Vacancy	0	
0.22	Acres-Homesite (Fract)	1,500.00	1,995	30%	Access	2,621	
Total Acres 0.22					Land Total	2,621	
Acpt Land		2,600	Accepted Bldg		0	Total	
						2,600	

Valuation Report

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use DOWNTOWN RESIDEN & RESOURCE PROT
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/10/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7729P019

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	12,000.00	12,000	100%		12,000
0.05	Acres-Rear Land 1-10	800.00	40	100%		40
Total Acres 0.55				Land Total		12,040

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	504 Sqft	Grade C 95	Base	62,203
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,770
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Above Average	Typical	63,973
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	97%	80%
						34,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1920	224	C 95	13,108	Avq+	70%	97%	80%	7,121
ONE STORY FRAME	1990	144	C 100	7,459	Avq.	92%	100%	80%	5,490
Encl Frame Porch	1990	96	C 100	2,828	Avq.	92%	100%	80%	2,082
Wood Deck	1990	84	C 100	706	Avq.	92%	100%	80%	520
Frame Garage	1987	440	C 100	6,160	Avq.	90%	100%	80%	4,435
Frame Shed	1920	80	D 100	448	Avq-	65%	100%	80%	233
1,124 SFLA									19,881

Acpt Land	12,000	Accepted Bldg	54,600	Total	66,600
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Valuation Report

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use DOWNTOWN RESIDEN & RESOURCE PROT
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5122P061
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Sale Data
 Sale Date 04/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	12,000.00	5,879	100%		5,879
Total Acres 0.12			Land Total			5,879

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	437 Sqft	Grade D 110	Base	52,898
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,422
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	54,320			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		65%	97%	80%			
Value(Rcnld)						27,399			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	192	D 110	8,751	Avg.	65%	100%	80%	4,550
Open Frame Porch	2000	95	D 100	1,176	Avg.	97%	100%	80%	913
848 SFLA									
Outbuilding Total									5,463
Acpt Land		5,900		Accepted Bldg		32,900		Total	38,800

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/13/2014
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8182P173
 Reference 2 B11849P1 matured 5/13/16
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	12,000.00	6,350	100%		6,350
Total Acres 0.14						6,350

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	487 Sqft	Grade D 110	Base	56,421
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,583
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	730	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	TYPICAL	TYPICAL	Average	Typical	58,004	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		65%	97%	80%	29,257

Acpt Land 6,400 **Accepted Bldg** 29,300 **Total** 35,700

Valuation Report

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/14/2003
 Sale Price 32,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7740P124

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	12,000.00	6,788 100%		6,788
Total Acres 0.16			Land Total		6,788

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	437 Sqft	Grade D 110	Base	50,253
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,422
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	656	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	TYPICAL	TYPICAL	Below Average	Typical	51,675	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		60%	100%	80%	24,804

Acpt Land 6,800 **Accepted Bldg** 24,800 **Total** 31,600

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/03/2011
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10746P146
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	12,000.00	6,573	100%		6,573
Total Acres 0.15			Land Total			6,573

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	437 Sqft	Grade D 110	Base	52,898
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,422
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1920	0	TYPICAL	TYPICAL	Above Average	Typical	54,320				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		70%	100%	80%				
						30,419				
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1999	48	C 100	336	Avg.	97%	100%	80%	261	
Wood Deck	1990	40	C 100	336	Avg.	92%	100%	80%	247	
656 SFLA									508	
Acpt Land				6,600	Accepted Bldg		30,900	Total		37,500

Oakland
 Name: RODRIGUE, RONALD J. & KAREN M.,

Valuation Report

07/15/2016

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Account: 3700 Card: 1 of 1

Map/Lot:
 Location:

014-265-1
 15 RAILROAD AVENUE

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3480P328

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	12,000.00	6,573	100%		6,573
Total Acres 0.15						6,573

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1.25 ST GARAGE..	1990	868	C 100	13,975	Ava.	92%	100%	80%	10,286	
Outbuilding Total									10,286	

Acpt Land	6,600	Accepted Bldg	10,300	Total	16,900
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Valuation Report

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6444P297
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Sale Data	
Sale Date	04/01/2001
Sale Price	25,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	12,000.00	12,000	100%		12,000
0.02	Acres-Rear Land 1-10	800.00	16	100%		16
Total Acres 0.52					Land Total	12,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1980	14X60	C 100	22,240	Avq.	55%	100%	80%	9,786	
Wood Deck	1980	48	D 100	322	Avq-	84%	100%	80%	216	
Frame Shed	1980			----- S O U N D V A L U E -----					300	
Wood Deck	1980	80	D 100	538	Avq-	84%	100%	80%	362	
840 SFLA									Outbuilding Total	10,664
Acpt Land		12,000	Accepted Bldg		10,700	Total			22,700	

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... RESIDENTIAL.....

Reference 1 B2815P331

Reference 2 STORAGE BLDG (CASCADE)

Tran/Land/Bldg 1 1 89

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 3

Sale Data

Sale Date 11/01/1998
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	75,000.00	41,079	60%	Access	24,648
Total Acres 0.15						24,648
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
WAREHOUSE WD....	1900	4800	D 100	97,628	Avq.	65%	50%	100%	31,729
Outbuilding Total									31,729

Acpt Land	24,600	Accepted Bldg	31,700	Total	56,300
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES VACANT.....
BUILDING USE.... COMMERCIAL.....
Reference 1 B5325P292
Reference 2 FIRE SUB-STATION
Tran/Land/Bldg 1 2 89
X Coordinate 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 3

Sale Data	
Sale Date	03/01/1997
Sale Price	51,700
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	75,000.00	65,383	100%		65,383
Total Acres 0.38						65,383

Commercial Description

Occupancy Type Volunt.Fire Sta.
Class & Quality Frame.....Avg.
Dwelling Units 0
Exterior Aluminum/Vinyl
Stories & Height 1 STORY @ 14'
Heating/Cooling Forced Warm Air
Built 1997
Remodeled 0
Base Cost/Sqft 31.22
Heat-Cool/Sqft + 6.70
Total 37.92
Size Factor X 1.187
Adjusted Cost/Sqft 45.01
Total Square Feet X 1,320
Replacement Cost 59,413
Condition Average
% Good Physical X .95
Functional X 1.00
Subtotal 56,442
Economic Factor X 1.00 Total Value 56,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	1200	B 100	21.504	Avg.	97%	100%	100%	20,859
1,320 SF						Outbuilding Total			20,859

Acppt Land

65,400

Accepted Bldg

77,300

Total

142,700

Oakland
Name: TAYLOR, HARLAND

Valuation Report

07/15/2016

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Map/Lot:

014-269

Account: 3393 Card: 1 of 1

Location:

8 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1 B4589P016

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	28,500.00	24,517	100%		24,517
Total Acres 0.37				Land Total		24,517
Acpt Land		24,500	Accepted Bldg		0	Total
						24,500

Oakland
 Name: TAYLOR, HARLAND

Valuation Report

07/15/2016

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Map/Lot:

014-270

Account: 590 Card: 1 of 1

Location:

12 HEATH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3297P113
 Reference 2 A.L. TAYLOR & SON
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000	
0.14	Acres-Rear Land 1-10	2,500.00	350	100%		350	
Total Acres 0.64					Land Total	75,350	

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE FRAME.....	1990	2000	D 100	94,080	Avq.	92%	80%	100%	69,243	
MEZZANINE.....	1990	1000	D 100	11,200	Avq.	92%	100%	100%	10,304	
Open Frame Porch	1990	280	D 100	3,248	Avq.	92%	100%	100%	2,988	
Open Frame Porch	1990	280	D 100	3,248	Avq.	92%	100%	100%	2,988	
Frame Garaqe	1990	676	D 100	7,571	Avq.	92%	100%	100%	6,965	
Frame Shed	1990	32	D 100	179	Avq-	90%	100%	100%	161	
Frame Shed	0			----- S O U N D V A L U E -----						500
Frame Garaqe	1985	336	D 100	3,763	Avq-	87%	100%	100%	3,274	
Outbuilding Total									96,423	

Acpt Land	75,400	Accepted Bldg	96,400	Total	171,800
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Oakland
 Name: TAYLOR, HARLAND

Valuation Report

07/15/2016

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Map/Lot:

014-270-A

Account: 592 Card: 1 of 1

Location:

16 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 HOUSE

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	956 Sqft	Grade C 95	Base	96,589
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,357
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1940	0	TYPICAL	TYPICAL	Average	65%	97%	95%			99,946
Functional Obsolescence		Economic Obsolescence								59,865
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1940	180	C 95	4,921	Ava.	65%	97%	95%	2,948	
1,434 SFLA						Outbuilding Total			2,948	
Acpt Land			0	Accepted Bldg			62,800	Total		62,800

Oakland
 Name: BRADLEY, THEODORE II

Valuation Report

07/15/2016

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Map/Lot: 014-272

Account: 505 Card: 1 of 1

Location: 20 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... RESIDENTIAL.....

Reference 1 B11211P199

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Sale Data
 Sale Date 10/09/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	28,500.00	24,846	100%		24,846
Total Acres 0.38						24,846
						Land Total
						24,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
Frame Shed	0	336	C 100	2.352	Same	100%	100%	95%		2,234
Outbuilding Total										2,234

Acpt Land	24,800	Accepted Bldg	2,200	Total	27,000
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Oakland
 Name: BRETON, ALAN

Valuation Report

07/15/2016

Page 1682

Map/Lot: 014-273

Account: 1709 Card: 1 of 1

Location: 24 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/18/2015
 Sale Price 18,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B12165P245
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.20	Acres-Rear Land 1-10	1,900.00	380	100%		380
Total Acres 0.70			Land Total			28,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1960	12X52	D 100	12.834	Good	65%	100%	95%	7,925
MH ADDITION ..	1960	36	D 100	1.492	Good	82%	100%	95%	1,162
Open Frame Porch	1960	144	D 100	1.725	Avg.	74%	100%	95%	1,212
Frame Garage	1960	352	D 100	3.942	Avg+	78%	100%	95%	2,921
MH GABLE ROOF...	1980	624	C 100	3.494	Avg.	86%	100%	95%	2,855
MH SLAB.....	1970	624	C 100	2.184	Avg.	80%	100%	95%	1,660
624 SFLA						Outbuilding Total			17,735
Acpt Land		28,900	Accepted Bldg		17,700	Total			46,600

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/13/2003
 Sale Price 31,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7310P315

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	28,500.00	19,330	100%		19,330
0.15	Acres-Rear Land 1-10	1,900.00	285	100%		285
0.20	Acres-Wasteland	47.50	10	100%		10
Total Acres 0.58						Land Total 19,625

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	630 Sqft	Grade C 90	Base	73,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,381
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,102	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	70,860
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	97%	95%
						39,178

Acpt Land 19,600 **Accepted Bldg** 39,200 **Total** 58,800

Oakland
 Name: RYDER, RUSSELL B.

Valuation Report

07/15/2016

Page 1684

Map/Lot: 014-275

Account: 2829 Card: 1 of 1

Location: 34 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	08/15/2007
Sale Price	47,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B9470P278

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	28,500.00	19,330 100%		19,330
Total Acres 0.23			Land Total		19,330

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	231 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	37,576 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-1,229
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Hot Water BB	Cooling	100% None	Heat	173
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	OLD TYPE	Old Type	Average	Typical	36,520
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	97%	95%	21,875	
Outbuildings/Additions/Improvements					Value	
Description	Year	Units	Grade	RCN Cond	Phy Func Econ Rcnld	
ONE STORY FRAME	1920	464	D 100	19,228 Avg.	65% 100% 95%	11,873
Encl Frame Porch	2003	144	C 100	4,172 Avg.	97% 100% 95%	3,845
868 SFLA					Outbuilding Total	15,718

Acpt Land

19,300

Accepted Bldg

37,600

Total

56,900

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

Page 1685

Map/Lot:

014-276

Account: 654 Card: 1 of 1

Location:

HEATH STREET

Neighborhood 3 RAILROAD AVENUE.

Zoning/Use RESOURCE PROTECT
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 ADJACENT MUD POND

Reference 2

Tran/Land/Bldg 1 4 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Rear Land 1-10	300.00	1,110	100%		1,110
Total Acres 3.70				Land Total		1,110
Acpt Land		1,100	Accepted Bldg	0	Total	1,100

Valuation Report

Account: 2368 Card: 1 of 2

Location: 36 HEATH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/13/2009
 Sale Price 242,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10182P211
 Reference 2
 Tran/Land/Bldg 1 2 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Sites-Mobile Home Site	10,000.00	120,000	150%		180,000
Total Acres 0.00				Land Total		180,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1945	2430	B 100	43.546	Avg.	66%	100%	100%	28,740
MAILBOX	2009	1	D 100	1.120	Avg.	97%	100%	100%	1,086
Frame Shed	1990	720	C 100	5,040	Avg.	92%	100%	100%	4,637
Outbuilding Total									34,463

Acpt Land	180,000	Accepted Bldg	34,500	Total	214,500
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Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

Page 1687

Map/Lot: 014-277

Account: 2368 Card: 2 of 2

Location: 36 HEATH STREET, LOT 10

Neighborhood 90 BRETON MH PK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/13/2009
 Sale Price 242,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1985			---	SOUND	VALU	---		12,000
Wood Deck	2010	60	C 100	504	Avg.	97%	100%	100%	489
Outbuilding Total									12,489
Acpt Land			0	Accepted Bldg			12,500	Total	12,500

Oakland
Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

Page 1688

Map/Lot: 014-277

Account: 2368

Location: 36 HEATH STREET, LOT 10

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	180,000	34,500	214,500	180,000	34,500	214,500
2	0	12,500	12,500	0	12,500	12,500
TOTAL	180,000	47,000	227,000	180,000	47,000	227,000

Oakland
 Name: GREELY CAPITAL, LLC

Valuation Report

07/15/2016

Page 1689

Map/Lot: 014-277-01

Account: 1956 Card: 1 of 1

Location: 36 HEATH STREET, LOT 01

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/12/2009
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2 BOS
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1985	14X48	C 100	18,760	Ava.	55%	100%	90%	9,286
672 SFLA									9,286
Accpt Land						0	Accepted Bldg		9,300
							Total		9,300

Oakland
 Name: GREELY CAPITAL, LLC

Valuation Report

07/15/2016

Page 1690

Map/Lot:

014-277-02

Account: 2080 Card: 1 of 1

Location:

36 HEATH STREET, LOT 02

Neighborhood 90 BRETON MH PK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/12/2009
 Sale Price 18,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2 BOS
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1998	14X60	A 100	31,655	Ava.	59%	100%	100%	18,740
Wood Deck	1998	50	D 100	336	Ava.	96%	100%	100%	323
Wood Deck	2007	80	C 100	672	Ava.	97%	100%	100%	652
Frame Shed	2013	64	C 100	448	Ava.	97%	100%	100%	435
840 SFLA									
						Outbuilding Total			20,150
Acpt Land			0	Accepted Bldg		20,200	Total		20,200

Oakland
 Name: GREELY CAPITAL, LLC

Valuation Report

07/15/2016

Page 1691

Map/Lot:

014-277-03

Account: 2326 Card: 1 of 1

Location: 36 HEATH STREET, LOT 03

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/12/2009
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1
 Reference 2 BOS
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1985	14X48	D 100	14,046	Avg.	55%	100%	90%	6,953
Wood Deck	2010	40	C 100	336	Avg.	97%	100%	90%	293
Frame Shed	1985								300
672 SFLA						----- SOUND VALUE -----			
								Outbuilding Total	7,546
Accpt Land		0						Accepted Bldg	7,500
								Total	7,500

Oakland
 Name: REYNOLDS, CHRISTINE

Valuation Report

07/15/2016

Page 1692

Map/Lot:

014-277-04

Account: 2158 Card: 1 of 1

Location:

36 HEATH STREET, LOT 04

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 22 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1985	14X56	C 100	21,080	Avq.	55%	100%	90%	10,435	
784 SFLA						Outbuilding Total			10,435	
Acpt Land			0	Accepted Bldg		10,400	Total		10,400	

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 1693

Map/Lot:

014-277-05

Account: 2930 Card: 1 of 1

Location:

36 HEATH STREET, LOT 05

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/15/2013
 Sale Price 3,800
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Other Non Valid

Reference 1 BOS 9/15/13 1969 DETROITER

Reference 2 SER# 126005

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1969	12X60	D 100	14,330	Good	65%	100%	90%	8,383
Wood Deck	2009	60	C 100	504	Avg.	97%	100%	90%	440
Frame Shed	1969					----- SOUND VALUE -----			300
720 SFLA						Outbuilding Total			9,123
Accpt Land		0				9,100	Total		9,100
			Accepted Bldg						

Oakland
 Name: GREELY CAPITAL, LLC

Valuation Report

07/15/2016

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Map/Lot:

014-277-06

Account: 2081 Card: 1 of 1

Location:

36 HEATH STREET, LOT 06

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/12/2009
 Sale Price 6,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 BOS 8/12/09

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1988	14X52	C 100	19,920	Ava.	55%	100%	90%	9,860	
Wood Deck	1988	36	C 100	302	Ava.	55%	100%	90%	149	
728 SFLA										
Outbuilding Total									10,009	
Acpt Land			0	Accepted Bldg			10,000	Total		10,000

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 1695

Map/Lot:

014-277-07

Account: 4630 Card: 1 of 1

Location:

36 HEATH STREET, LOT 07

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/29/2013
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 8/29/13 1980 12X56 MEMORY W/MH

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1980	12X56	D 100	13,582	Avg+	60%	100%	90%	7,334
MH GABLE ROOF...	1980	672	C 100	3,763	Avg.	86%	100%	90%	2,912
Frame Shed	1980								300
672 SFLA						----- SOUND VALUE -----			
						Outbuilding Total			10,546
Accpt Land		0				10,500	Total		10,500

Oakland
 Name: GREELY CAPITAL, LLC

Valuation Report

07/15/2016

Page 1696

Map/Lot: 014-277-08

Account: 3887 Card: 1 of 1

Location: 36 HEATH STREET, LOT 08

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/12/2009
 Sale Price 6,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 BOS 8/12/09

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1988	14X60	C 100	22,240	Ava.	55%	100%	90%	11,009
840 SFLA									11,009
Accpt Land		0				11,000	Total		11,000
			Accepted Bldg						

Oakland
 Name: CLEMENT, PATTY D.

Valuation Report

07/15/2016

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Map/Lot:

014-277-09

Account: 3480 Card: 1 of 1

Location:

36 HEATH STREET, LOT 09

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/21/2011
 Sale Price 5,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 3/21/11

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1968	12X46	D 100	11,712	Avq.	55%	100%	90%	5,797
Wood Deck	2010	60	C 100	504	Avq.	97%	100%	90%	440
Frame Shed	1968								100
552 SFLA						----- SOUND VALUE -----			
						Outbuilding Total			6,337
Acpt Land			0	Accepted Bldg		6,300	Total		6,300

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

Page 1698

Map/Lot: 014-277-11

Account: 4270 Card: 1 of 1

Location: 36 HEATH STREET, LOT 11

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/01/2014
 Sale Price 3,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Distressed Sale

Reference 1 BOS 10/1/14 1972 Olympia 14x60

Reference 2 2bd/1bth ta/wh wd+shed

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1972	14X60	D 100	16.650	Good	65%	100%	90%	9,740
Wood Deck	1972	64	D 100	430	Avq-	78%	100%	90%	302
Frame Shed	1972					----- S O U N D V A L U E -----			200
840 SFLA						Outbuilding Total			10,242
Accpt Land		0	Accepted Bldg		10,200	Total			10,200

Oakland
 Name: FISHER, MERLE

Valuation Report

07/15/2016

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Map/Lot:

014-277-12

Account: 3535 Card: 1 of 1

Location:

36 HEATH STREET, LOT 12

Neighborhood 90 BRETON MH PK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/30/2015
 Sale Price 1,500
 Sale Type Mobile Home
 Financing
 Verified
 Validity Validity

Reference 1 BOS 4-30-15 1974 BEAUMONT 14x60

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1974	14X60	B 100	25,300	Ava.	55%	60%	90%	7,514	
840 SFLA									7,514	
Accpt Land						0	Accepted Bldg		7,500	Total
									7,500	

Oakland
 Name: SIDELL, W. LOUIS JR.

Valuation Report

07/15/2016

Page 1700

Map/Lot: 014-278

Account: 2614 Card: 1 of 1

Location: 46 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3593P58
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.28	Acres-Homesite (Fract)	28,500.00	21.327 100%		21,327	
Total Acres 0.28			Land Total		21,327	

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	490 Sqft	Grade C 100	Base	69,306	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,058	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	6	HEARTHES	ONE HEARTH		0	
Bedrooms	3	Add Fixtures	0		0	
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	67,248
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	98%	95%	40,695	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 3/4 STORY FR	1920	156	C 100	11,313	Avq.	65%	98%	95%	6,845
Open Frame Porch	1920	40	C 100	700	Avq.	65%	100%	95%	432
ONE STORY FRAME	1920	20	C 100	1,036	Avq.	65%	98%	95%	626
Encl Frame Porch	1920	168	C 100	4,844	Avq.	65%	100%	95%	2,992
ONE STORY FRAME	1920	209	C 100	10,826	Avq.	65%	98%	95%	6,551
1.5 Story/BSMT	1920	399	C 100	30,779	Avq.	65%	98%	95%	18,626
Wood Deck	1998	162	C 100	1,361	Avq.	96%	100%	95%	1,242
1,958 SFLA						Outbuilding Total			37,314

Acpt Land 21,300 **Accepted Bldg** 78,000 **Total** 99,300

Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 06/18/2003
Sale Price 42,222
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B7468P092

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	28,500.00	19,330	100%		19,330
Total Acres 0.23						19,330

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	425 Sqft	Grade C 100	Base		63,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,833
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1975	0	TYPICAL	TYPICAL	Above Average	Typical	69,733					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
Incomplete	None	85%	88%	95%	49,552						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Open Frame Porch	1975	80	C 100	1,260	Avq+	85%	100%	95%	1,017		
ONE STORY FRAME	1975	32	C 100	1,658	Avq+	85%	93%	95%	1,245		
1.75 Story/BSMT	1975	336	C 100	27,660	Avq+	85%	93%	95%	20,772		
Wood Deck	2000	168	C 100	1,411	Avq.	97%	100%	95%	1,301		
Wood Deck	2004	100	B 100	1,075	Avq.	97%	100%	95%	991		
1,364 SFLA									25,326		
Acpt Land						19,300	Accepted Bldg		74,900	Total	94,200

Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/2001
 Sale Price 67,860
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6590P257
 Reference 2 B10871P139
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	28,500.00	22,076	100%		22,076
Total Acres 0.30						22,076

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	442 Sqft	Grade C 110	Base	71,683
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,042
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,098
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	GOOD	GOOD	Good	Typical	71,739
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				75%	97%	95%
						49,581

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2002	117	C 110	6,667	Avq.	97%	100%	95%	6,144
1 & 3/4 STORY FR	1920	224	C 110	17,868	Good	75%	97%	95%	12,349
Wood Deck	2002	140	C 110	1,294	Avq.	97%	100%	95%	1,192
2 STORY GARAGE	1997	1024	C 100	21,504	Avq.	96%	100%	95%	19,612
Swimming Pool	1999	800	C 100	7,000	Avq.	97%	100%	95%	6,450
Patio	1999	360	C 100	1,008	Avq.	97%	100%	95%	929
Carport/Canopy	2012	384	B 100	3,097	Avq.	97%	100%	95%	2,854
1,283 SFLA									49,530

Acpt Land 22,100 **Accepted Bldg** 99,100 **Total** 121,200

Oakland
 Name: HANCOX, PAMELA J.

Valuation Report

07/15/2016

Page 1703

Map/Lot: 014-281

Account: 620 Card: 1 of 1

Location: 56 HEATH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B10600P170
 Reference 2 B10738P043
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	21,000.00	16,800	100%		16,800
Total Acres 0.32					Land Total	16,800

		Dwelling Description		Replacement Cost New	
Conventional	One & 3/4 Story	546 Sqft	Grade C 100	Base	74,135
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			
1856	1986	TYPICAL	TYPICAL	Average	Typical		71,842	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		65%	100%	95%	44,362	
Outbuildings/ Additions/ Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Percent Good	Rcnld	
1 Story/BASEMENT	1856	555	C 100	34,188	Avq.	65% 100% 95%	21,111	
Wood Deck	1996	88	C 100	739	Avq.	65% 100% 95%	456	
1,511 SFLA						Outbuilding Total	21,567	

Acpt Land 16,800 **Accepted Bldg** 65,900 **Total** 82,700

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7008P040
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Sale Data
 Sale Date 07/29/2002
 Sale Price 79,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	28,500.00	22,076	100%		22,076
Total Acres 0.30						22,076

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	739 Sqft	Grade C 100	Base	90,779
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,186
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	GOOD	TYPICAL	Good	Typical	97,325
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						69,344
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1900	96	C 100	5,914	Good	75%	100%	95%	4,214
Encl Frame Porch	1900	112	C 100	3,276	Good	75%	100%	95%	2,334
Wood Deck	1980	144	C 100	1,210	Good	75%	100%	95%	863
3/4S AD/GAR.....	1986	768	C 100	39,514	Avq.	89%	100%	95%	33,409
1,389 SFLA									40,820
Outbuilding Total									40,820

Acpt Land	22,100	Accepted Bldg	110,200	Total	132,300
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Oakland
 Name: JAMES, JESSE M.

Valuation Report

07/15/2016

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Map/Lot: 014-283

Account: 9 Card: 1 of 1

Location: 62 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B11079P122
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Sale Data
 Sale Date 06/22/2012
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.12	Acres-Rear Land 1-10	1,900.00	228	100%		228
Total Acres 0.62			Land Total			28,728

Dwelling Description

Replacement Cost New

Conventional	One Story	1,012 Sqft	Grade C 95	Base	73,697
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	354 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,708
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,369
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,995
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Average	Typical	85,163			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	95%	52,588				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Swimming Pool	1940	1	C 100	7,000	Avq.	99%	100%	95%	6,583
Frame Shed	1940			----- S O U N D V A L U E -----					
1.75 ST GARAGE..	1940	1230	D 100	19,286	Avq.	70%	80%	95%	10,260
Frame Garage	1940	945	D 100	10,584	Avq.	60%	100%	95%	6,032
Frame Garage	1940	144	D 100	1,613	Avq.	60%	100%	95%	920
1,012 SFLA									23,895
Outbuilding Total									23,895
Acpt Land		28,700		Accepted Bldg		76,500		Total	105,200

Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/12/2013
 Sale Price 18,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11502P176
 Reference 2
 Tran/Land/Bldg 1 1 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	40,305 100%		40,305
2.00	Acres-Rear Land 1-10	1,900.00	3,800 100%		3,800
Total Acres 3.00			Land Total		44,105

Dwelling Description

Replacement Cost New

Ranch	One Story	576 Sqft	Grade C 110	Base	60,282
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,653
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2015	0	None	None	Average	Typical	51,781			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
Incomplete	None	97%	49%	95%	23,381				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2006	384	C 100	5,376	Avq.	97%	100%	95%	4,954
Encl Frame Porch	2015	196	C 110	6,191	Avq.	97%	49%	95%	2,795
576 SFLA									
						Outbuilding Total			7,749

Acpt Land 44,100 **Accepted Bldg** 31,100 **Total** 75,200

Oakland
Name: EARLE, HAZEN

Valuation Report

07/15/2016

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Map/Lot: 014-284

Account: 1495 Card: 1 of 1

Location: 69 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 06/26/2015
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B12092P308
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	28,500.00	16,618 100%		16,618
Total Acres 0.17				Land Total	16,618

Dwelling Description

Replacement Cost New

Ranch	One Story	872 Sqft	Grade C 100	Base	69,383
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,149
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1953	0	TYPICAL	TYPICAL	Average	Typical	71,532			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	95%			
Value(Rcnd)						47,569			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1953	36	C 100	1,148	Avg.	70%	100%	95%	764
Frame Shed	1953								100
----- S O U N D V A L U E -----									
872 SFLA									
Outbuilding Total									864
Acpt Land		16,600		Accepted Bldg		48,400		Total	
									65,000

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Above Street
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B5766P149
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Sale Data
Sale Date 09/01/1998
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.66	Acres-Rear Land 1-10	1,900.00	1,254	100%		1,254
1.00	Sites-Mobile Home Site	6,650.00	6,650	100%		6,650
Total Acres 1.16			Land Total			36,404

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	825 Sqft	Grade C 100	Base	91,182
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1952	0	TYPICAL	TYPICAL	Average	Typical	91,182				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		70%	100% 95%	60,636				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Encl Frame Porch	2010	180	C 100	5,180	Avq.	97%	80%	95%		3,819
1,238 SFLA							Outbuilding Total			3,819

Acpt Land 36,400 **Accepted Bldg** 64,500 **Total** 100,900

Oakland
 Name: SHUMAN, PAUL

Valuation Report

07/15/2016

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Map/Lot:

014-285-A

Account: 2025 Card: 1 of 1

Location:

6 SHUMAN COURT

Neighborhood 86 MOB HOME NO LAND

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 2 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1987	14X52	C 100	19,920	Ava.	55%	100%	90%	9,860
Wood Deck	1987	36	D 100	242	Ava.	90%	100%	90%	196
Frame Shed	1987	96	D 100	538	Ava-	50%	100%	90%	242
728 SFLA									
Outbuilding Total									10,298
Acpt Land			0	Accepted Bldg		10,300	Total		10,300

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B5667P045
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Sale Data
Sale Date 07/01/1998
Sale Price 60,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Access	27,075
0.02	Acres-Rear Land 1-10	1,900.00	38	100%		38
Total Acres 0.52			Land Total			27,113

Dwelling Description

Replacement Cost New

Cape Cod	One Story	816 Sqft	Grade C 100	Base	66,106
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	204 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,285
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	7,462
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	75,853			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	95%	61,251				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1978	536	C 100	7,644	Avq.	85%	100%	95%	6,172
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	95%	3,225
Frame Garage	2003	576	C 100	8,064	Avq.	97%	100%	95%	7,431
816 SFLA						Outbuilding Total			16,828

Acpt Land 27,100 **Accepted Bldg** 78,100 **Total** 105,200

Oakland
 Name: GOODROW, JAMES G.

Valuation Report

07/15/2016

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Map/Lot: 014-287

Account: 1753 Card: 1 of 1

Location: 9 SHUMAN COURT

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2903P53

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Access	27,075
0.02	Acres-Rear Land 1-10	1,900.00	38	100%		38
Total Acres 0.52			Land Total			27,113

Dwelling Description

Replacement Cost New

Ranch	One Story	1,632 Sqft	Grade C 100	Base	119,851
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,021
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	125,552			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Overbuilt		None		85%	95%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1978	616	C 100	8,624	Avq.	85%	95%	95%	6,615
Wood Deck	1978	608	D 100	4,085	Fair	60%	100%	95%	2,328
ONE STORY FRAME	1978	48	C 100	2,486	Avq.	85%	95%	95%	1,907
1,680 SFLA						Outbuilding Total			10,850

Acpt Land 27,100 **Accepted Bldg** 107,200 **Total** 134,300

Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Above Street
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5118P224
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Sale Data
 Sale Date 05/01/1996
 Sale Price 90,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	28,500.00	23,502	100%		23,502
Total Acres 0.34						23,502

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	616 Sqft	Grade C 105	Base	84,180
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,940
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Above Average	Typical	91,530			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		85%	97%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.5 Story/BSMT	1969	660	C 100	50,912	Avq.	80%	93%	95%	35,984
Open Frame Porch	1975	24	C 100	476	Avq+	85%	100%	95%	385
Wood Deck	1998	50	C 100	420	Avq.	96%	100%	95%	383
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	95%	3,225
2,068 SFLA						Outbuilding Total			39,977

Acpt Land 23,500 **Accepted Bldg** 111,700 **Total** 135,200

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 01/10/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B11279P216
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	28,500.00	25,491 100%		25,491
Total Acres 0.40				Land Total	25,491

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	360 Sqft	Grade C 95	Base	55,190
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,330
Heating	100% Electric	Cooling	0% None	Heat	-1,676
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	54,844
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	95%
						36,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	420	C 100	25,872	Avg.	92%	100%	95%	22,612
Frame Shed	1940	200	C 95	1,330	Avg+	70%	100%	95%	884
Frame Shed	1940	100	D 100	560	Avg-	50%	100%	95%	266
Frame Shed	1940	200	D 100	1,120	Avg-	50%	100%	95%	532
Open Frame Porch	1940	16	C 95	346	Avg+	70%	100%	95%	230
1,050 SFLA									24,524

Outbuilding Total 24,524

Acpt Land 25,500 **Accepted Bldg** 61,000 **Total** 86,500

Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/16/2015
 Sale Price 16,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12048P276
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	28,500.00	18,025 100%		18,025
Total Acres 0.20				Land Total	18,025

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	456 Sqft	Grade C 100	Base	61,632
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	958
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	9	Half Baths	0	Plumbing	20,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	None	None	Average	Typical	80,835			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	57%	95%	28,452				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	360	C 100	18,648	Avg.	65%	70%	95%	8,061
1,044 SFLA						Outbuilding Total			8,061

Acpt Land 18,000 **Accepted Bldg** 36,500 **Total** 54,500

Valuation Report

Account: 1559 Card: 1 of 3

Location: 47 HEATH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1406P436

Reference 2

Tran/Land/Bldg 1 4 83

X Coordinate 0 Y Coordinate 0

Exemption(s) 61 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
4.00	Acres-Frontage 1	12,500.00	50,000	69%	Excess Frt	34,500
4.20	Acres-Rear Land 1-10	2,500.00	10,500	100%		10,500
Total Acres 9.20						Land Total 195,000

Commercial Description

Occupancy Type	Office.....	Office Basement.
Class & Quality	Frame.....Avg.	Frame.....Avg.
# Dwelling Units	0	0
Exterior	Wood Siding	Wood Siding
Stories & Height	1 STORY @ 9'	1 STORY @ 8'
Heating/Cooling	Hot Water	Hot Water
Built	1970	1970
Remodeled	0	0
Base Cost/Sqft	43.35	35.04
Heat-Cool/Sqft	+	10.44
Total	53.79	45.48
Size Factor	X	1.021
Adjusted Cost/Sqft	56.32	46.44
Total Square Feet	X	1,944
Replacement Cost	109,486	90,279
Condition	Average	Average
% Good Physical	X	.76
Functional	X	1.00
Subtotal	83,209	68,612
Economic Factor	X 1.00	Total Value 151,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
SPRINKER/100SF..	2011	39	B 100	6,989	Avg.	97%	100%	100%		6,779
3,888 SF							Outbuilding Total			6,779

Acpt Land 195,000 **Accepted Bldg** 158,600 **Total** 353,600

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1406P436
 Reference 2 SUPERINTENDENT'S OFFICE
 Tran/Land/Bldg 1 4 83
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Commercial Description

Occupancy Type	School.....	Finish Basement.
Class & Quality	Masonry.....Avg.	Masonry.....Avg.
# Dwelling Units	0	0
Exterior	Brick/Stone	Brick/Stone
Stories & Height	2 STORY @ 13'	1 STORY @ 13'
Heating/Cooling	Steam No Boiler.	Steam No Boiler.
Built	1948	1948
Remodeled	0	0
Base Cost/Sqft	51.99	36.47
Heat-Cool/Sqft	+ 7.57	7.57
Total	59.56	44.04
Size Factor	X 0.969	0.969
Adjusted Cost/Sqft	57.71	42.67
Total Square Feet	X 12,688	4,758
Replacement Cost	732,224	203,024
Condition	Average	Average
% Good Physical	X .65	.65
Functional	X 1.00	1.00
Subtotal	475,946	131,966
Economic Factor	X 1.00	Total Value 607,912

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
ONE STORY FRAME	1990	522	D 100	21,631	Avq.	92%	100%	100%	19,901
ONE STORY FRAME	1990	1440	D 100	59,674	Avq.	92%	100%	100%	54,900
ELEV.2500LBS/FPM	2009	48	A 100	48,762	Avq.	97%	100%	100%	47,299
ELEVATOR STOPS #	2009	2	A 100	22,400	Avq.	97%	100%	100%	21,728
19,408 SF						Outbuilding Total			143,828

Acpt Land 0 **Accepted Bldg** 751,700 **Total** 751,700

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1406P436
 Reference 2 SUPERINTENDENT'S OFFICE
 Tran/Land/Bldg 1 4 83
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Commercial Description

Occupancy Type	School.....	Multi-Purpose...
Class & Quality	Masonry.....Avg.	Masonry.....Avg.
# Dwelling Units	0	0
Exterior	Brick/Stone	Brick/Stone
Stories & Height	1 STORY @ 14'	1 STORY @ 15'
Heating/Cooling	Steam w/Boiler	Steam w/Boiler
Built	1961	1978
Remodeled	1978	0
Base Cost/Sqft	51.99	55.21
Heat-Cool/Sqft	+ 8.40	8.40
Total	60.39	63.61
Size Factor	X 1.032	1.029
Adjusted Cost/Sqft	62.32	65.45
Total Square Feet	X 20,207	9,424
Replacement Cost	1,259,300	616,801
Condition	Average	Average
% Good Physical	X .70	.78
Functional	X 1.00	1.00
Subtotal	881,510	481,105
Economic Factor	X 1.00	Total Value 1,362,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Open Frame Porch	2014	192	A 100	4,525	Avg.	97%	100%	100%	4,389	
29,631 SF							Outbuilding Total			4,389

Acpt Land 0 **Accepted Bldg** 1,367,000 **Total** 1,367,000

Oakland
Name: REGIONAL SCHOOL UNIT #18

Valuation Report

07/15/2016

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Map/Lot:

014-291

Account: 1559

Location:

19 HEATH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	195,000	158,600	353,600	195,000	158,600	353,600
2	0	751,700	751,700	0	751,700	751,700
3	0	1,367,000	1,367,000	0	1,367,000	1,367,000
TOTAL	195,000	2,277,300	2,472,300	195,000	2,277,300	2,472,300

Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/03/2007
 Sale Price 112,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9584P178
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	28,500.00	19,330 100%		19,330
Total Acres 0.23				Land Total	19,330

Dwelling Description

Replacement Cost New

Conventional	One Story	864 Sqft	Grade C 90	Base	62,024
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,165
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,916
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Average	Typical	59,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		91%	82%	95%	42,218		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1S AD/GAR.....	1988	936	C 90	62,506	Avq.	91%	82%	95%	44,310
Wood Deck	1988	48	C 90	363	Avq.	91%	90%	95%	282
Open Frame Porch	1988	360	C 90	4,662	Avq.	91%	90%	95%	3,627
Frame Shed	1988	120	D 100	672	Avq-	70%	100%	95%	446
Frame Shed	2015	140	C 100	980	Avq.	97%	100%	95%	903
1,800 SFLA							Outbuilding Total		49,568
Acpt Land		19,300	Accepted Bldg		91,800	Total		111,100	

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/20/2010
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10509P269
 Reference 2
 Tran/Land/Bldg 1 1 14
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	21,000.00	11,112 100%		11,112
Total Acres 0.14				Land Total	11,112

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story COMPOSITION 4 OTHER Units-0	750 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof	95,135 0 0 0
Foundation	Brick &/or Stone	Basement	None	Basement	-9,240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	12	HEARTHES	ONE HEARTH		
Bedrooms	6	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	11,088
Attic	Full Finished			Attic	12,320
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1978	TYPICAL	TYPICAL	Good	Typical	112,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	68% 95%	54,533			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	84	D 110	1,158	Good	75%	100%	95%	825
1 & 3/4 STORY FR	1900	704	D 110	44,927	Good	75%	68%	95%	21,767
Encl Frame Porch	1900	408	D 110	10,177	Good	75%	100%	95%	7,251
2,732 SFLA									
						Outbuilding Total			29,843

Acpt Land 11,100 **Accepted Bldg** 84,400 **Total** 95,500

Oakland
 Name: TYNES, TIMOTHY E.

Valuation Report

07/15/2016

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Map/Lot:

014-294

Account: 1489 Card: 1 of 1

Location:

12 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/20/2010
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10506P173
 Reference 2
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	75,000.00	45,000	100%		45,000
Total Acres 0.18						45,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1900	903	D 110	51,892	Avq+	70%	90%	100%	32,692
STORE FRAME.....	1900	979	D 110	54,431	Avq+	70%	100%	100%	38,102
Wood Deck	1900	16	D 110	119	Avq-	60%	100%	100%	71
Outbuilding Total									70,865

Acpt Land	45,000	Accepted Bldg	70,900	Total	115,900
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Oakland
 Name: LUCKY ONE THREE II, LLC

Valuation Report

07/15/2016
 Page 1722
 014-295
 OAK STREET

Account: 660 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 1 VILLAGE.....
 Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... 99
 Reference 1 B7056P103
 Reference 2
 Tran/Land/Bldg 1 2 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Sale Data
 Sale Date 05/01/2001
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Homesite (Fract)	75,000.00	23,717	95%	Vacancy	0
0.05	Acres-Homesite (Fract)	75,000.00	75,000	50%	Topography	0
0.05	Acres-Homesite (Fract)	12,500.00	50,000	50%	Restrictio	5,633
Total Acres 0.05					Land Total	5,633
Acpt Land		5,600	Accepted Bldg		0	Total
						5,600

Oakland
 Name: LUCKY ONE THREE II, LLC

Valuation Report

07/15/2016
 Page 1723
 014-296
 OAK STREET

Account: 2445 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 1 VILLAGE.....
 Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7056P103
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Sale Data	
Sale Date	08/01/2002
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Homesite (Fract)	21,000.00	7,275	95%	Vacancy	0
0.06	Acres-Homesite (Fract)	75,000.00	75,000	25%	Size/Shape	1,728
Total Acres 0.06					Land Total	1,728
Acpt Land		1,700	Accepted Bldg		0	Total
						1,700

Oakland
 Name: LUCKY ONE THREE II, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-297

Account: 2892 Card: 1 of 1

Location: 20 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7056P103

Reference 2

Tran/Land/Bldg 1 2 97

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	75,000.00	38,243	100%		38,243
Total Acres 0.13				Land Total		38,243

Commercial Description

Occupancy Type Office.....
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Brick/Stone
 Stories & Height 2 STORY @ 10'
 Heating/Cooling Warm/Cool Air
 Built 1996
 Remodeled 0
 Base Cost/Sqft 43.35
 Heat-Cool/Sqft + 14.60
 Total 57.95
 Size Factor X 0.954
 Adjusted Cost/Sqft 55.28
 Total Square Feet X 5,408
 Replacement Cost 298,954
 Condition Average
 % Good Physical X .95
 Functional X 1.00
 Subtotal 284,006
 Economic Factor X 1.00

Total Value 284,006

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
CANOPY.....	1996	80	C 100	1,344	Avq.	95%	100%	100%	1,277
5,408 SF						Outbuilding Total			1,277

Acpt Land	38,200	Accepted Bldg	285,300	Total	323,500
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Oakland
 Name: LUCKY ONE THREE II, LLC

Valuation Report

07/15/2016
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 014-298
 OAK STREET

Account: 661 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 1 VILLAGE.....
 Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... 99
 Reference 1 B7056P103
 Reference 2
 Tran/Land/Bldg 1 2 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Sale Data
 Sale Date 05/01/2001
 Sale Price 250,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	75,000.00	45,000	95%	Vacancy	0
0.18	Acres-Homesite (Fract)	75,000.00	75,000	60%	Topography	0
0.18	Acres-Homesite (Fract)	12,500.00	50,000	50%	Restrictio	12,825
Total Acres 0.18					Land Total	12,825

Acpt Land 12,800 **Accepted Bldg** 0 **Total** 12,800

Oakland
 Name: POOLER, DANIEL B., JR.

Valuation Report

07/15/2016

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Map/Lot: 014-299

Account: 2527 Card: 1 of 1

Location: 26 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/23/2007
 Sale Price 62,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9327P319

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Homesite (Fract)	21,000.00	7,275	100%		7,275
Total Acres 0.06			Land Total			7,275

Dwelling Description

Replacement Cost New

Conventional	Two Story	900 Sqft	Grade D 100	Base	89,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,548
Rooms	7	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1984	1993	TYPICAL	TYPICAL	Average	Typical	89,060			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		88%	91%	76%	54,203		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Shed	1984	132	D 100	739	Avg.	60%	100%	76%	337
1,800 SFLA									337
Outbuilding Total							337		

Acpt Land	7,300	Accepted Bldg	54,500	Total	61,800
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Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-300

Account: 2032 Card: 1 of 15

Location: 30 OAK STREET, LOT 08

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B10631P148
 Reference 2 1996 Astro 14x72 wh/ma
 Tran/Land/Bldg 1 2 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
43.00	Sites-Mobile Home Site	10,000.00	430,000	100%		430,000	
Total Acres 0.00					Land Total	430,000	

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1996	14X72	C 100	25,720	Avg.	55%	100%	100%	14,146	
MAILBOX	1996			----- S O U N D V A L U E -----					200	
Wood Deck	2011	32	C 100	269	Avg.	97%	100%	100%	261	
1,008 SFLA									14,607	
Acpt Land		430,000	Accepted Bldg		14,600	Total		444,600		

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-300

Account: 2032 Card: 2 of 15

Location: 30 OAK STREET, LOT 13

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 1985 Zimmer 14x66 bl/wh
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1985	14X66	B 100	27,280	Ava.	55%	100%	100%	15,004
Wood Deck	2010	40	C 100	336	Ava.	97%	100%	100%	326
Frame Shed	2013	64	C 100	448	Ava.	97%	100%	100%	435
Outbuilding Total									15,765
Accpt Land			0	Accepted Bldg		15,800	Total		15,800

Account: 2032 Card: 3 of 15

Location: 30 OAK STREET, LOT 14

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 1992 Champion 14x66 bl/wh
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1992	14X66	C 100	23,980	Ava.	55%	100%	100%	13,189	
Wood Deck	2009	45	C 100	378	Ava.	97%	100%	100%	367	
Frame Shed	2013	64	B 100	574	Ava.	97%	100%	100%	557	
Outbuilding Total									14,113	
Accpt Land			0	Accepted Bldg			14,100	Total		14,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-300

Account: 2032 Card: 4 of 15

Location: 30 OAK STREET, LOT 23

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 1979 Burlington 14x66 #B24009
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1979	14X66	B 100	27,280	Avg.	55%	100%	100%	15,004
Frame Shed	1979			----- S O U N D V A L U E -----					100
Wood Deck	2009	55	C 100	462	Avg.	97%	100%	100%	448
3,780 SFLA									Outbuilding Total
									15,552
Accpt Land			0	Accepted Bldg			15,600	Total	15,600

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-300

Account: 2032 Card: 5 of 15

Location: 30 OAK STREET, LOT 25

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 1986 Oxford 14x56 bl/wh
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1986	14X56	C 100	21,080	Ava.	55%	100%	100%	11,594
Wood Deck	2009	40	C 100	336	Ava.	97%	100%	100%	326
4,564 SFLA									
						Outbuilding Total			11,920
Acpt Land			0	Accepted Bldg		11,900	Total		11,900

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

Page 1732

Map/Lot: 014-300

Account: 2032 Card: 6 of 15

Location: 30 OAK STREET, LOT 21

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 1989 Burlington 14x67 tan/gr
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2008	14X68	C 100	24,560	Ava.	80%	100%	100%	19,697
Wood Deck	2013	72	C 100	605	Ava.	97%	100%	100%	587
Wood Deck	2013	24	C 100	202	Ava.	97%	100%	100%	196
5,516 SFLA									
						Outbuilding Total			20,480
Accpt Land			0	Accepted Bldg			20,500	Total	20,500

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

Page 1733

Map/Lot: 014-300

Account: 2032 Card: 7 of 15

Location: 30 OAK STREET, LOT 26

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B10631P148
 Reference 2 1995 14x76 tan/gr
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1995	14X76	B 100	30,580	Ava.	55%	100%	100%	16,819
Wood Deck	2010	40	C 100	336	Ava.	97%	100%	100%	326
Outbuilding Total									17,145
Acpt Land			0	Accepted Bldg		17,100	Total		17,100

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-300

Account: 2032 Card: 8 of 15

Location: 30 OAK STREET, LOT 30

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 2000 14x76 tan/bl
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2000	14X76	B 100	30,580	Ava.	63%	100%	100%	19,388	
Wood Deck	2010	40	C 100	336	Ava.	97%	100%	100%	326	
Outbuilding Total									19,714	
Acpt Land			0	Accepted Bldg			19,700	Total		19,700

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

Page 1735

Map/Lot: 014-300

Account: 2032 Card: 9 of 15

Location: 30 OAK STREET, LOT 39

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 1995 14x77 bl/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1995	14X77	C 100	27,170	Ava.	55%	100%	100%	14,944
Wood Deck	2010	40	C 100	336	Ava.	97%	100%	100%	326
8,722 SFLA									
						Outbuilding Total			15,270
Acpt Land			0	Accepted Bldg			15,300	Total	15,300

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

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Map/Lot: 014-300

Account: 2032 Card: 10 of 15

Location: 30 OAK STREET, LOT 34

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2003	14X68	C 100	24,560	Ava.	100%	80%	100%	19,648
Wood Deck	2013	72	C 100	605	Ava.	97%	100%	100%	587
Wood Deck	2013	24	C 100	202	Ava.	97%	100%	100%	196
9,674 SFLA									
						Outbuilding Total			20,431
Accpt Land			0	Accepted Bldg		20,400	Total		20,400

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

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Map/Lot: 014-300

Account: 2032 Card: 11 of 15

Location: 30 OAK STREET, LOT 15

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B9942P253
 Reference 2 1980 14x76 gy/bl
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1980	14X76	C 100	26,880	Ava-	45%	100%	100%	12,096	
Wood Deck	2011	40	C 100	336	Ava.	97%	100%	100%	326	
Frame Shed	2011	64	C 100	448	Ava.	97%	100%	100%	435	
Outbuilding Total									12,857	
Accpt Land			0	Accepted Bldg			12,900	Total		12,900

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

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Map/Lot: 014-300

Account: 2032 Card: 12 of 15

Location: 30 OAK STREET, LOT 19

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B10631P148
 Reference 2 1980 14x76 br/ta
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1980	14X76	C 100	26.880	Avg.	55%	100%	100%	14.784
11,802 SFLA						Outbuilding Total			14.784
Acpt Land			0	Accepted Bldg		14,800	Total		14,800

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

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07/15/2016

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Map/Lot: 014-300

Account: 2032 Card: 13 of 15

Location: 30 OAK STREET, LOT 42

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B10631P148
 Reference 2 1990 14x77 ta/gr
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1990	14X77	B 100	30,910	Ava.	55%	100%	100%	17,000
Encl Frame Porch	2013	25	B 100	1,075	Ava.	97%	100%	100%	1,043
Frame Shed	2013	48	C 100	336	Ava.	97%	100%	100%	326
12,880 SFLA									18,369
Accpt Land				0	Accepted Bldg	18,400	Total		18,400

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-300

Account: 2032 Card: 14 of 15

Location: 30 OAK STREET, LOT 27

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B10631P148
 Reference 2 2000 Country Lane Hme 14x66 3bd/1bth
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2000	14X66	B 100	27,280	Ava.	63%	100%	100%	17,296	
MH SLAB.....	2000	924	C 100	3,234	Ava.	97%	100%	100%	3,137	
Outbuilding Total									20,433	
Acpt Land			0	Accepted Bldg			20,400	Total		20,400

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

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Map/Lot: 014-300

Account: 2032 Card: 15 of 15

Location: 30 OAK STREET, LOT 09

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Reference 1 B10631P148
 Reference 2 1996 Astro 14x72 wh/ma
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1998	14X67	B 100	27.610	Avg.	59%	100%	100%	16.345
14,742 SFLA						Outbuilding Total			16.345
Acpt Land			0	Accepted Bldg		16,300	Total		16,300

Valuation Report

Map/Lot:

014-300

Account: 2032

Location:

30 OAK STREET, LOT 09

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	430,000	14,600	444,600	430,000	14,600	444,600
2	0	15,800	15,800	0	15,800	15,800
3	0	14,100	14,100	0	14,100	14,100
4	0	15,600	15,600	0	15,600	15,600
5	0	11,900	11,900	0	11,900	11,900
6	0	20,500	20,500	0	20,500	20,500
7	0	17,100	17,100	0	17,100	17,100
8	0	19,700	19,700	0	19,700	19,700
9	0	15,300	15,300	0	15,300	15,300
10	0	20,400	20,400	0	20,400	20,400
11	0	12,900	12,900	0	12,900	12,900
12	0	14,800	14,800	0	14,800	14,800
13	0	18,400	18,400	0	18,400	18,400
14	0	20,400	20,400	0	20,400	20,400
15	0	16,300	16,300	0	16,300	16,300
TOTAL	430,000	247,800	677,800	430,000	247,800	677,800

Oakland
 Name: POOLER, JERRY I.

Valuation Report

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Map/Lot:

014-300-01

Account: 2294 Card: 1 of 1

Location:

30 OAK STREET, LOT 01

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 1989 Mansion 14x66
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X66	B 100	27,280	Avg.	55%	100%	90%	13,504
Frame Shed	1989			----- SOUND VALUE -----					200
Wood Deck	2009	32	C 100	269	Avg.	97%	100%	90%	235
924 SFLA									13,939
Accpt Land			0	Accepted Bldg		13,900	Total		13,900

Oakland
 Name: STETKIS, HEATHER

Valuation Report

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Map/Lot:

014-300-02

Account: 4196 Card: 1 of 1

Location:

30 OAK STREET, LOT 02

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/30/2015
 Sale Price 22,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 1/29/04
 Reference 2 2004 Redman #OC5636 14x76 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2004	14X76	A 100	38,263	Ava.	72%	100%	90%	24,726	
Wood Deck	2004	80	C 100	672	Ava.	97%	100%	90%	587	
Wood Deck	2010	30	C 100	252	Ava.	97%	100%	90%	220	
1,064 SFLA										
						Outbuilding Total			25,533	
Acpt Land			0	Accepted Bldg			25,500	Total		25,500

Oakland
 Name: REYNOLDS, RUSSELL

Valuation Report

07/15/2016

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Map/Lot:

014-300-021

Account: 3517 Card: 1 of 1

Location:

30 OAK STREET, LOT 21

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/11/2015
 Sale Price 8,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 3/11/15
 Reference 2 1980 14x66 bl/wh 2bd/2bth
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1980	14X66	C 100	23,980	Ava.	55%	100%	100%	13,189
Wood Deck	2012	24	C 100	202	Ava.	97%	100%	100%	196
924 SFLA									
						Outbuilding Total			13,385
Acpt Land			0	Accepted Bldg		13,400	Total		13,400

Oakland
 Name: BURNS, JOHN A. JR.

Valuation Report

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Map/Lot:

014-300-03

Account: 2295 Card: 1 of 1

Location:

30 OAK STREET, LOT 03

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 1989 Atlantic Champ 14x52 gy/wh
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X52	C 100	19,920	Ava.	55%	100%	90%	9,860
Wood Deck	2013	144	C 100	1,210	Ava.	97%	100%	90%	1,057
Frame Shed	2003	100	D 100	560	Ava.	97%	100%	90%	489
728 SFLA									
						Outbuilding Total			11,406
Accpt Land			0	Accepted Bldg		11,400	Total		11,400

Oakland
Name: RANCOURT, MARK

Valuation Report

07/15/2016

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Map/Lot:

014-300-04

Account: 4604 Card: 1 of 1

Location:

30 OAK STREET, LOT 04

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1
Reference 2 1999 Redmond #12234398 14x66 gy/gy
Tran/Land/Bldg 1 1 9
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1999	14X66	B 100	27,280	Ava.	61%	100%	90%	15,050
Frame Shed	2015	100	C 100	700	Ava.	97%	100%	90%	611
Outbuilding Total									15,661
Acpt Land			0	Accepted Bldg		15,700	Total		15,700

Oakland
Name: CHIOTT, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

014-300-05

Account: 3219 Card: 1 of 1

Location:

30 OAK STREET, LOT 05

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1

Reference 2 1991 Holly Park, Colonial 14x72

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X72	B 100	29,260	Ava.	55%	100%	90%	14,484
Wood Deck	1998	32	C 100	269	Ava.	96%	100%	90%	232
1,008 SFLA									
						Outbuilding Total			14,716
Acpt Land			0	Accepted Bldg		14,700	Total		14,700

Oakland
Name: KANE, MATTHEW

Valuation Report

07/15/2016

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Map/Lot:

014-300-06

Account: 4337 Card: 1 of 1

Location:

30 OAK STREET, LOT 06

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Private

Reference 1

Reference 2 2006 14x70

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2006	14X70	A 100	35,785	Ava.	76%	100%	90%	24,477	
Wood Deck	2006	80	B 100	860	Ava.	97%	100%	90%	751	
980 SFLA										
						Outbuilding Total			25,228	
Acpt Land			0	Accepted Bldg			25,200	Total		25,200

Oakland
 Name: ALVAREZ, SHIRLEY

Valuation Report

07/15/2016

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Map/Lot:

014-300-07

Account: 3678 Card: 1 of 1

Location:

30 OAK STREET, LOT 07

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/2003
 Sale Price 31,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 14x76
 Reference 2 1995 Fleetwood #PAFLS22A08932OL13
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1995	14X76	B 100	30,580	Ava.	55%	100%	90%	15,137
Wood Deck	1998	60	C 100	504	Ava.	96%	100%	90%	436
Outbuilding Total									15,573
Acpt Land			0	Accepted Bldg		15,600	Total		15,600

Oakland
 Name: DOUBLE EAGLE PROPERTIES

Valuation Report

07/15/2016

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Map/Lot:

014-300-10

Account: 4137 Card: 1 of 1

Location:

30 OAK STREET, LOT 10

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/30/2014
 Sale Price 22,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 Inst. Contract 12/1/14 2Bd/2Bth
 Reference 2 1999 Imperial, Marlette 16x72 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16 Mobile Home.	1999	16X72	A 100	42.034	Good	70%	100%	90%	26,463
Frame Shed	2003	100	C 100	700	Ava.	97%	100%	90%	611
Wood Deck	2004	96	C 100	806	Ava.	97%	100%	90%	704
1,152 SFLA									
						Outbuilding Total			27,778
Accpt Land		0		Accepted Bldg		27,800		Total	27,800

Oakland
 Name: BROOKS, FREDERICK W.

Valuation Report

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Map/Lot:

014-300-11

Account: 2170 Card: 1 of 1

Location:

30 OAK STREET, LOT 11

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 1989 Holly Park 14x66 gy/wh
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X66	B 100	27,280	Good	65%	100%	90%	15,959
Frame Shed	1989			----- SOUND VALUE -----					200
Wood Deck	2009	48	C 100	403	Avg.	97%	100%	90%	352
924 SFLA									
						Outbuilding Total			16,511
Accpt Land			0	Accepted Bldg			16,500	Total	16,500

Oakland
 Name: CLOUGH, SHELLY ANN INGALLS

Valuation Report

07/15/2016

Page 1753

Map/Lot:

014-300-12

Account: 2171 Card: 1 of 1

Location:

30 OAK STREET, LOT 12

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 1987 Mansion 14x66 wh
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1987	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504	
Frame Shed	2003	100	D 100	560	Ava.	97%	100%	90%	489	
Wood Deck	2012	64	C 100	538	Ava.	97%	100%	90%	470	
924 SFLA										
						Outbuilding Total			14,463	
Accpt Land			0	Accepted Bldg			14,500	Total		14,500

Oakland
 Name: BRETON, RICK

Valuation Report

07/15/2016

Page 1754

Map/Lot:

014-300-16

Account: 3528 Card: 1 of 1

Location:

30 OAK STREET, LOT 16

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/29/2016
 Sale Price 2,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Distressed Sale

Reference 1 BOS 1/29/16 2bd/1bth wh/bk
 Reference 2 1987 Skyline Hampshire 14x66 #2216-9540W
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1987	14X66	C 100	23,980	Avg.	55%	100%	100%	13,189
ONE STORY FRAME	2012	200	D 100	8,288	Avg.	97%	100%	100%	8,039
Wood Deck	2013	200	C 100	1,680	Avg.	97%	100%	100%	1,630
Frame Shed	2013	64	C 100	448	Avg.	97%	100%	100%	435
1,124 SFLA						Outbuilding Total			23,293
Acpt Land			0	Accepted Bldg			23,300	Total	23,300

Oakland
 Name: COTE, CAROL ANN

Valuation Report

07/15/2016

Page 1755

Map/Lot:

014-300-17

Account: 3221 Card: 1 of 1

Location:

30 OAK STREET, LOT 17

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 1986 Commador 14x66 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1986	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504
Wood Deck	1986	48	D 100	322	Ava.	89%	100%	90%	258
924 SFLA									
						Outbuilding Total			13,762
Acpt Land			0	Accepted Bldg		13,800	Total		13,800

Oakland
 Name: ALLEY, RICHARD J.

Valuation Report

07/15/2016

Page 1756

Map/Lot:

014-300-18

Account: 3207 Card: 1 of 1

Location:

30 OAK STREET, LOT 18

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 1991 Norris 14x66 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1991	14X66	B 100	27,280	Good	65%	100%	90%	15,959
Wood Deck	1998	100	C 100	840	Ava.	96%	100%	90%	725
ONE STORY FRAME	1991	200	D 100	8,288	Good	95%	100%	90%	7,087
Frame Shed	2009	80	C 100	560	Ava.	97%	100%	90%	489
1,124 SFLA									
						Outbuilding Total			24,260
Acpt Land			0	Accepted Bldg			24,300	Total	24,300

Oakland
 Name: KAULBACK, JAMIE

Valuation Report

07/15/2016

Page 1757

Map/Lot:

014-300-20

Account: 3518 Card: 1 of 1

Location:

30 OAK STREET, LOT 20

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street

Sale Data
 Sale Date 05/04/2015
 Sale Price 10,800
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 2/4/15 2004 Skyline 14X65
 Reference 2 SER#B716-0367R Model 2004-326-CTB
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2004	14X65	B 100	26,950	Ava.	72%	100%	90%	17,415
Wood Deck	2013	24	B 100	258	Ava.	97%	100%	90%	225
910 SFLA									
						Outbuilding Total			17,640
Accpt Land			0	Accepted Bldg		17,600	Total		17,600

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

Page 1758

Map/Lot:

014-300-22

Account: 2303 Card: 1 of 1

Location:

30 OAK STREET, LOT 22

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/09/2012
 Sale Price 7,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 BOS 11/9/12
 Reference 2 1989 AMBERWOOD 14x66 #70145277 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X66	B 100	27,280	Avg.	55%	100%	90%	13,504
ONE STORY FRAME	1989	160	D 100	6,630	Avg.	91%	100%	90%	5,430
Wood Deck	1989	128	D 100	860	Avg.	91%	100%	90%	705
Frame Shed	1989	120	D 100	672	Avg.	91%	100%	90%	551
1,084 SFLA									
						Outbuilding Total			20,190
Accpt Land			0	Accepted Bldg		20,200	Total		20,200

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 2008 Titan 27x56 ta/gr
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 25 0 Land Schedule 2

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Conventional	One Story	1,512 Sqft	Grade D 100	Base	89,967
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2008	0	GOOD	GOOD	Average	Typical			79,282		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	97%	100%	90%	69,213					
<u>Outbuildings/Additions/Improvements</u>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2008	80	B 100	860	Ava.	97%	100%	90%	751	
Frame Shed	2008	100	C 100	700	Ava.	97%	100%	90%	611	
1,512 SFLA										
						Outbuilding Total			1,362	
Acpt Land			0	Accepted Bldg			70,600	Total		70,600

Oakland
 Name: CHUTE, BARBARA L.

Valuation Report

07/15/2016

Page 1760

Map/Lot:

014-300-28

Account: 3088 Card: 1 of 1

Location:

30 OAK STREET, LOT 28

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/15/2008
 Sale Price 15,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 4/15/08
 Reference 2 1989 Colony Keystone 14x67 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1990	14X67	B 100	27,610	Ava.	55%	100%	90%	13,667
Frame Shed	1989	64	D 100	358	Ava+	85%	100%	90%	274
938 SFLA									
						Outbuilding Total			13,941
Accpt Land			0	Accepted Bldg		13,900	Total		13,900

Oakland
 Name: BRETON, RICK

Valuation Report

07/15/2016

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Map/Lot:

014-300-29

Account: 3223 Card: 1 of 1

Location:

30 OAK STREET, LOT 29

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Other Non Valid

Reference 1 Inst. Contract2-19-15 wd
 Reference 2 1990 Henderson Homes 14x66 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1990	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504	
Wood Deck	1990	64	C 100	538	Ava+	93%	100%	90%	450	
924 SFLA										
						Outbuilding Total			13,954	
Acpt Land			0	Accepted Bldg		14,000	Total		14,000	

Oakland
 Name: FOSTER, LAWRENCE

Valuation Report

07/15/2016

Page 1762

Map/Lot:

014-300-31

Account: 3224 Card: 1 of 1

Location:

30 OAK STREET, LOT 31

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 1989 Holly Park 14x67 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X67	B 100	27,610	Ava.	55%	100%	90%	13,667
Frame Shed	1989	64	D 100	358	Ava.	75%	100%	90%	241
Wood Deck	2010	48	C 100	403	Ava.	97%	100%	90%	352
938 SFLA									
						Outbuilding Total			14,260
Accpt Land			0	Accepted Bldg		14,300	Total		14,300

Oakland
 Name: DOUBLE EAGLE PARKS

Valuation Report

07/15/2016

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Map/Lot:

014-300-32

Account: 4612 Card: 1 of 1

Location:

30 OAK STREET, LOT 32

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/01/2011
 Sale Price 0
 Sale Type Mobile Home
 Financing Seller Financed
 Verified Seller
 Validity Other Non Valid

Reference 1 PROMNOTE 10-1-11 HUD 366990 14x67
 Reference 2 1994 Skyline, Birchfield #4916-0182C gy/gy
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1994	14X67	C 100	24,270	Ava.	55%	100%	100%	13,349	
Wood Deck	2010	40	C 100	336	Ava.	97%	100%	100%	326	
Frame Shed	2010	64	C 100	448	Ava.	97%	100%	100%	435	
938 SFLA										
Outbuilding Total									14,110	
Accpt Land			0	Accepted Bldg			14,100	Total		14,100

Oakland
 Name: HEWETT, TRACIE A.

Valuation Report

07/15/2016

Page 1764

Map/Lot:

014-300-33

Account: 4572 Card: 1 of 1

Location:

30 OAK STREET, LOT 33

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/06/2010
 Sale Price 24,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 14x76 w/wd
 Reference 2 1995 Skyline, Claridge #4316-0159-1 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1995	14X76	C 100	26.880	Ava.	55%	100%	90%	13,306
Wood Deck	2009	50	C 100	420	Ava.	97%	100%	90%	366
Outbuilding Total									13,672
Accpt Land			0	Accepted Bldg		13,700	Total		13,700

Oakland
 Name: ROBBINS, DARLEEN

Valuation Report

07/15/2016

Page 1765

Map/Lot:

014-300-35

Account: 4089 Card: 1 of 1

Location:

30 OAK STREET, LOT 35

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/21/2009
 Sale Price 19,562
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS
 Reference 2 1999 Norris 14x72 wh/gy
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1999	14X72	A 100	36.611	Ava.	61%	100%	90%	20,198
Wood Deck	2006	120	C 100	1.008	Ava.	97%	100%	90%	880
1,008 SFLA									
Outbuilding Total									21,078
Acpt Land			0	Accepted Bldg		21,100	Total		21,100

Oakland
 Name: SAVAGE, DANIEL A.

Valuation Report

07/15/2016

Page 1766

Map/Lot:

014-300-36

Account: 4273 Card: 1 of 1

Location:

30 OAK STREET, LOT 36

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/10/2010
 Sale Price 0
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Distressed Sale

Reference 1 BOS 3/10/10 14x58 wh/bk

Reference 2 1992 Oxford S-58-01-91 #OH-M-3882

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1992	14X58	A 100	30.829	Avg.	55%	100%	90%	15,260
Wood Deck	2004	120	C 100	1.008	Avg.	97%	100%	90%	880
Frame Shed	2004			----- S O U N D V A L U E -----					100
Encl Frame Porch	2007	64	C 100	1.932	Avg.	97%	100%	90%	1,687
Wood Deck	2007	128	B 100	1.376	Avg.	97%	100%	90%	1,202
812 SFLA									
						Outbuilding Total			19,129
Acpt Land			0	Accepted Bldg			19,100	Total	19,100

Oakland
 Name: MOODY, GERALD

Valuation Report

07/15/2016

Page 1767

Map/Lot:

014-300-37

Account: 3512 Card: 1 of 1

Location:

30 OAK STREET, LOT 37

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use MOBILE HOME PARK
 Topography LevelRolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/25/2014
 Sale Price 23,000
 Sale Type Mobile Home
 Financing Private Finance
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 11-25-14
 Reference 2 1995 Colony 14x76 #5506444A tan/gr
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 0

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1995	14X76	C 100	26,880	Ava.	55%	100%	100%	14,784
Wood Deck	2010	40	C 100	336	Ava.	97%	100%	100%	326
1,064 SFLA									
						Outbuilding Total			15,110
Acpt Land			0	Accepted Bldg		15,100	Total		15,100

Oakland
 Name: DOUBLE EAGLE PARKS

Valuation Report

07/15/2016

Page 1768

Map/Lot:

014-300-38

Account: 2310 Card: 1 of 1

Location:

30 OAK STREET, LOT 38

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/08/2013
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 8/8/13 1988 HOLLY PARK 14X66
 Reference 2 HUD 157334 #03-CPFPC-11496-3B-F+R-BA
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1988	14X66	A 100	34,133	Avg.	55%	100%	90%	16,896
Frame Shed	1988	80	D 100	448	Avg.	91%	100%	90%	367
Wood Deck	1988	48	D 100	322	Avg.	91%	100%	90%	264
Wood Deck	2005	100	C 100	840	Avg.	97%	100%	90%	734
924 SFLA						Outbuilding Total			18,261
Accpt Land		0	Accepted Bldg		18,300	Total			18,300

Oakland
 Name: DOUBLE EAGLE PARKS, LLC

Valuation Report

07/15/2016

Page 1769

Map/Lot:

014-300-40

Account: 4614 Card: 1 of 1

Location:

30 OAK STREET, LOT 40

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 Install. Contract 9-13-12 14x76 ta/bl

Reference 2 1996 FLEETWOOD 2763N

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1996	14X76	B 100	30,580	Ava.	55%	100%	90%	15,137
Wood Deck	2012	96	B 100	1,032	Ava.	97%	100%	90%	901
Frame Shed	2013	64	C 100	448	Ava.	97%	100%	90%	392
1,064 SFLA									
						Outbuilding Total			16,430
Accpt Land			0	Accepted Bldg		16,400	Total		16,400

Oakland
 Name: DOUBLE EAGLE PARKS

Valuation Report

07/15/2016

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Map/Lot:

014-300-41

Account: 3541 Card: 1 of 1

Location:

30 OAK STREET, LOT 41

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Reference 1 SKYLINE SER#2CKFR3BRBWIB

Reference 2 3Bd/2Bth

Tran/Land/Bldg 1 2 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1995	14X70	B 100	28,600	Ava.	55%	100%	100%	15,730
MH SLAB.....	2005	980	C 100	3,430	Ava.	97%	100%	100%	3,327
Wood Deck	2015	36	C 100	302	Ava.	97%	100%	100%	293
980 SFLA									19,350
Accpt Land				0	Accepted Bldg	19,400	Total		19,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/28/2002
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6833P100
 Reference 2 B10082P072
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	21,000.00	17,317	100%		17,317
Total Acres 0.34						17,317

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 105	Base	89,251
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,043
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	0	TYPICAL	TYPICAL	Average	Typical	92,294
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				65%	100%	95%
						56,992

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1942	240	C 105	15,523	Avq.	65%	100%	95%	9,585
Frame Garage	1942	380	C 100	5,320	Avq.	65%	100%	95%	3,285
Frame Shed	1942	418	C 100	2,926	Avq.	70%	100%	95%	1,946
Frame Shed	1942	100	C 100	700	Avq.	70%	100%	95%	465
Open Frame Porch	1942	84	C 100	1,316	Avq.	65%	100%	95%	812
Frame Garage	1992	576	C 100	8,064	Avq.	93%	100%	95%	7,125
1,416 SFLA									
								Outbuilding Total	23,218

Acpt Land	17,300	Accepted Bldg	80,200	Total	97,500
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/07/2011
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10640P193
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	21,000.00	16,267 100%		16,267
Total Acres 0.30			Land Total		16,267

Dwelling Description

Replacement Cost New

Conventional	Two Story	637 Sqft	Grade C 100	Base	87,839
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	Floor & Stairs			Attic	1,784
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	91,148
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	87%	95%
						48,967

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	119	C 100	3,472	Avq.	65%	97%	95%	2,080
2 Story/BASEMENT	1920	350	C 100	30,625	Avq.	65%	87%	95%	16,453
Open Frame Porch	1920	150	C 100	2,240	Avq.	65%	97%	95%	1,341
Frame Shed	1920	330	C 100	2,310	Avq.	65%	97%	95%	1,384
1.50 ST BARN....	1920	540	D 100	8,467	Avq.	50%	100%	95%	4,022
1,974 SFLA									
Outbuilding Total									25,280

Acpt Land 16,300 **Accepted Bldg** 74,200 **Total** 90,500

Oakland
 Name: LESSARD, GASTON

Valuation Report

07/15/2016

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Map/Lot: 014-303

Account: 1643 Card: 1 of 1

Location: 40 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/08/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11309P055
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	21,000.00	15,432 100%		15,432
Total Acres 0.27				Land Total	15,432

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	520 Sqft	Grade C 100	Base	71,893
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,242
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	76,151
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	92%	95%
						43,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1920	280	C 100	23,275	Avq.	65%	92%	95%	13,223
Open Frame Porch	1920	120	C 100	1,820	Avq.	65%	100%	95%	1,124
ONE STORY FRAME	1920	154	C 100	7,977	Avq.	65%	92%	95%	4,532
1.50 ST BARN....	1920	399	C 100	7,820	Avq.	50%	50%	95%	1,857
Frame Shed	1920	228	D 100	1,277	Avq-	50%	70%	95%	425
1,624 SFLA									
Outbuilding Total									21,161

Acpt Land	15,400	Accepted Bldg	64,400	Total	79,800
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Oakland
 Name: MANSON, TODD E.

Valuation Report

07/15/2016

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Map/Lot:

014-304

Account: 1134 Card: 1 of 1

Location:

6 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B12178P132

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Sale Data	
Sale Date	12/05/2015
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Homesite (Fract)	28,500.00	9,873	50%	Size/Shape	4,936
Total Acres 0.06					Land Total	4,936
Acpt Land		4,900	Accepted Bldg	0	Total	4,900

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/06/2014
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11771P260
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.11	Acres-Rear Land 1-10	1,900.00	209	100%		209
Total Acres 0.61			Land Total			28,709

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	64,825
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,780
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,008
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	None	None	Average	Typical	55,501
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	65%	31%	90%	10,065	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.5 Story/BSMT	1920	286	C 100	22,063	Avq.	65%	31%	90%	4,001
Open Frame Porch	2014	110	C 100	1,680	Avq.	97%	100%	90%	1,467
ONE STORY FRAME	1920	90	C 100	4,662	Avq.	65%	31%	90%	845
ONE STORY FRAME	2015	260	C 100	13,468	Avq.	97%	40%	90%	4,703
1,499 SFLA									
Outbuilding Total									11,016

Acpt Land 28,700 **Accepted Bldg** 21,100 **Total** 49,800

Oakland
 Name: YORK, BRENDA GALE

Valuation Report

07/15/2016

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Map/Lot: 014-306

Account: 1863 Card: 1 of 1

Location: 16 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2506P35
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	28,500.00	21,327	100%		21,327
Total Acres 0.28						Land Total
						21,327

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	910 Sqft	Grade C 110	Base	116,079
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	546 Sqft, Grade E	Basement Gar	None	Fin Bsmt	3,822
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,315
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1959	0	TYPICAL	TYPICAL	Good	Typical	126,526			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		81%	100%	90%	92,237			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2003	480	C 100	6,720	Avg.	97%	100%	90%	5,866
1,592 SFLA							Outbuilding Total		5,866

Acpt Land	21,300	Accepted Bldg	98,100	Total	119,400
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Oakland
 Name: DEXTER, JAMES E.

Valuation Report

07/15/2016

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Map/Lot: 014-307

Account: 1176 Card: 1 of 1

Location: 18 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/2001
 Sale Price 66,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6612P352
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	28,500.00	23,502	100%		23,502
Total Acres 0.34						23,502

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	525 Sqft	Grade C 100	Base	67,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,205
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,942
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1988	TYPICAL	TYPICAL	Good	Typical	68,575
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	44,899
None			75%	97%	90%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	35	C 100	630	Good	75%	97%	90%	412
ONE STORY FRAME	1900	50	C 100	2,590	Good	75%	97%	90%	1,696
Encl Frame Porch	1900	50	C 100	1,540	Good	75%	97%	90%	1,008
1 & 1/2 STORY FR	1900	280	C 100	18,855	Good	75%	97%	90%	12,345
1.50 ST BARN....	1900	575	C 100	11,270	Avq-	60%	50%	90%	3,043
Frame Shed	1900	275	C 100	1,925	Fair	50%	100%	90%	866
1,258 SFLA									
Outbuilding Total									19,370

Acpt Land	23,500	Accepted Bldg	64,300	Total	87,800
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/11/2015
 Sale Price 89,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B12073P15
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	28,500.00	22,441	100%		22,441
Total Acres 0.31				Land Total		22,441

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,077 Sqft	Grade C 110	Base	131,921
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,976
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,109
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2006	OLD TYPE	TYPICAL	Average	Typical	132,054
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	98%	90%
						100,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	145	C 110	2,387	Avq.	86%	100%	90%	1,848
ONE STORY FRAME	1980	27	C 110	1,539	Avq.	86%	98%	90%	1,168
ONE STORY FRAME	1980	30	C 110	1,709	Avq.	86%	98%	90%	1,297
1.75 ST BARN....	1980	420	D 100	7,056	Avq-	50%	50%	90%	1,588
1,942 SFLA									5,901
Outbuilding Total									5,901

Acpt Land	22,400	Accepted Bldg	106,100	Total	128,500
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Valuation Report

Account: 892 Card: 1 of 1

Location: 24 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	11/01/1997
Sale Price	68,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B5510P053
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	28,500.00	20,943	100%		20,943
Total Acres 0.27			Land Total			20,943

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	851 Sqft	Grade D 100	Base	81,958
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,859
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	79,099			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	60%	82%	90%	35,025				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	24	D 100	994	Avq-	60%	82%	90%	440
Open Frame Porch	1920	96	D 100	1,187	Avq-	60%	82%	90%	526
Frame Shed	1920	432	D 100	2,419	Avq-	60%	82%	90%	1,071
Open Frame Porch	1920	60	D 100	784	Avq-	60%	82%	90%	347
1,513 SFLA						Outbuilding Total			2,384
Acpt Land		20,900	Accepted Bldg		37,400	Total		58,300	

Oakland
 Name: HARPER, KIMBERLY L.

Valuation Report

07/15/2016

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Map/Lot: 014-310

Account: 1234 Card: 1 of 1

Location: 28 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1999
 Sale Price 57,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5990P150
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	28,500.00	20,943	100%		20,943
Total Acres 0.27						20,943

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Cape Cod	Two Story	1,422 Sqft	Grade C 95	Base		144,736
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-5,674
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	10	HEARTH	ONE HEARTH	HEARTH		798
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,990
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	143,850			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		65%	83%	90%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	192	C 95	5,240	Avq.	65%	100%	90%	3,065
Wood Deck	1920	64	C 95	511	Avq.	65%	100%	90%	299
Encl Frame Porch	1920	16	C 95	559	Avq.	65%	100%	90%	327
Frame Shed	1920								200
2,844 SFLA						----- S O U N D V A L U E -----			200
						Outbuilding Total			3,891

Acpt Land 20,900 **Accepted Bldg** 73,700 **Total** 94,600

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	10/27/2014
Sale Price	79,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11835P298
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	28,500.00	21,327	100%		21,327
Total Acres 0.28						21,327

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	550 Sqft	Grade C 100	Base	75,970
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-6,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,370
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Above Average	Typical	73,668
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	90%
						46,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1920	266	C 100	21,897	Avq+	70%	100%	90%	13,795
ONE STORY FRAME	1920	91	C 100	4,714	Avq+	70%	100%	90%	2,970
Encl Frame Porch	1920	42	C 100	1,316	Avq+	70%	100%	90%	829
Frame Shed	1920	224	D 100	1,254	Avq-	60%	100%	90%	677
1.25 ST GARAGE..	2000	720	C 100	11,592	Avq.	97%	100%	90%	10,120
1,519 SFLA									
Outbuilding Total									28,391

Acpt Land	21,300	Accepted Bldg	74,800	Total	96,100
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 04/01/2010
Sale Price 142,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5175P022
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	28,500.00	22,441	100%		22,441
Total Acres 0.31						22,441

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	813 Sqft	Grade C 100	Base	99,104
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-5,406
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Good	Typical	99,578
Functional Obsolescence						Value(Rcnld)
None						66,140

Description	Year	Outbuildings/ Additions/ Improvements		RCN	Cond	Percent Good			Value Rcnld
		Units	Grade			Phy	Func	Econ	
Encl Frame Porch	1980	95	C 100	2,800	Good	90%	97%	90%	2,200
ONE STORY FRAME	1980	322	C 100	16,680	Good	90%	82%	90%	11,079
1.75 Story/BSMT	1980	550	C 100	45,276	Good	90%	68%	90%	24,938
Encl Frame Porch	1980	108	C 100	3,164	Good	90%	97%	90%	2,487
ONE STORY FRAME	1980	108	C 100	5,594	Good	90%	82%	90%	3,716
TWO STORY FRAME	1980	90	C 100	6,993	Good	90%	82%	90%	4,645
Open Frame Porch	1980	45	D 100	616	Good	90%	97%	90%	483
Frame Garage	1980	500	C 100	7,000	Good	90%	97%	90%	5,500
Wood Deck	1980	24	D 100	161	Good	90%	97%	90%	127
Frame Shed	1980	264	C 100	1,848	Good	90%	97%	90%	1,452
2,995 SFLA									Outbuilding Total
									56,627

Acpt Land	22,400	Accepted Bldg	122,800	Total	145,200
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Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 014-313

Account: 1759 Card: 1 of 1

Location: 36 HIGH STREET

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	12/30/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10631P148
 Reference 2 Hidden Meadows Mobile Home Park
 Tran/Land/Bldg 1 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Sites-Mobile Home Site	10,000.00	30,000	100%		30,000
Total Acres 0.00				Land Total		30,000
Acpt Land		30,000	Accepted Bldg	0	Total	30,000

Oakland
 Name: POULIN, MARIAN

Valuation Report

07/15/2016

Page 1784

Map/Lot:

014-313-44

Account: 2062 Card: 1 of 1

Location:

38 HIGH STREET, LOT 44

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 BOS 7/10/00
 Reference 2 1988 Forest Park, Holly Park 14x67 bl/bl
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1988	14X67	C 100	24,270	Ava.	55%	100%	90%	12,014
Wood Deck	1988	40	D 100	269	Ava.	75%	100%	90%	182
Frame Shed	1988								200
938 SFLA						----- S O U N D V A L U E -----			
								Outbuilding Total	12,396
Accpt Land			0	Accepted Bldg			12,400	Total	12,400

Oakland
 Name: SAVAGE, DANIEL

Valuation Report

07/15/2016

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Map/Lot:

014-313-45

Account: 846 Card: 1 of 1

Location:

40 HIGH STREET, LOT 45

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/24/2000
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2 1988 14x67 ta/br #01PM21278
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X67	B 100	27,610	Avg.	55%	100%	90%	13,667
Frame Shed	1989			----- S O U N D V A L U E -----					200
Wood Deck	1989	64	C 100	538	Avg.	91%	100%	90%	441
938 SFLA									
						Outbuilding Total			14,308
Accpt Land			0	Accepted Bldg		14,300	Total		14,300

Oakland
 Name: HAYWOOD, CRAIG, SR.

Valuation Report

07/15/2016

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Map/Lot: 014-313-46

Account: 1927 Card: 1 of 1

Location: 42 HIGH STREET, LOT 46

Neighborhood 91 HIDDEN MEADOWS

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/15/2009
 Sale Price 4,000
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 6/15/09
 Reference 2 1969 Detroit #5612213FB 12x52
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1969	12X52	D 100	12.834	Avg.	55%	100%	90%	6,353
Frame Shed	1969			----- S O U N D V A L U E -----					300
Wood Deck	1980	64	D 100	430	Avg.	70%	100%	90%	271
MH GABLE ROOF...	1998	624	C 100	3,494	Avg.	96%	100%	90%	3,019
624 SFLA								Outbuilding Total	9,943
Acpt Land		0		Accepted Bldg		9,900		Total	9,900

Oakland
 Name: DUBOIS, DANNY P.

Valuation Report

07/15/2016

Page 1787

Map/Lot: 014-314

Account: 2760 Card: 1 of 1

Location: 44 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B10968P220JT
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	28,500.00	28,500	50%	Fract. Sha	14,250	
0.38	Acres-Rear Land 1-10	1,900.00	722	50%	Fract. Sha	361	
Total Acres 0.88						Land Total	14,611

Dwelling Description

Replacement Cost New

Conventional	One Story	1,728 Sqft	Grade B 100	Base	160,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-21,676
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,450
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	GOOD	GOOD	Average	Typical	150,129
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
97%						
Func. %						Value
91%						
Econ. %						Rcnld
90%						
Percent Good						Value
90%						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
GARAGE FRAME ..	2014	720	B 100	38,707	Avq.	97%	100%	90%	33,791
Open Frame Porch	2012	144	B 100	2,759	Avq.	97%	100%	90%	2,408
Frame Shed	2012	144	B 100	1,291	Avq.	97%	100%	90%	1,127
Open Frame Porch	2012	144	B 100	2,759	Avq.	97%	100%	90%	2,408
Wood Deck	2013	32	B 100	344	Avq.	97%	100%	90%	301
Wood Deck	2013	32	B 100	344	Avq.	97%	100%	90%	301
1,728 SFLA									40,336

Acpt Land 14,600 **Accepted Bldg** 159,600 **Total** 174,200

Oakland
 Name: DUBOIS, DANNY P.

Valuation Report

07/15/2016

Page 1788

Map/Lot: 014-314

Account: 3525 Card: 1 of 1

Location: 48 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B10968P220JT
 Reference 2
 Tran/Land/Bldg 1 0 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	28,500.00	28,500	50%	Fract. Sha	14,250	
0.38	Acres-Rear Land 1-10	1,900.00	722	50%	Fract. Sha	361	
Total Acres 0.88						Land Total	14,611

Dwelling Description

Replacement Cost New

Conventional	One Story	2,624 Sqft	Grade B 100	Base	243,208
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry None	Basement	-32,915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,276
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	229,321
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
97%						
Func. %						Value
78%						
Econ. %						Rcnld
90%						
Percent Good						156,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	2013	198	B 100	3,727	Avq.	97%	100%	90%	3,254
Open Frame Porch	2013	166	B 100	3,154	Avq.	97%	100%	90%	2,753
Frame Shed	2013	72	B 100	645	Avq.	97%	100%	90%	563
Open Frame Porch	2013	198	B 100	3,727	Avq.	97%	100%	90%	3,254
Frame Shed	2013	104	B 100	932	Avq.	97%	100%	90%	814
Wood Deck	2013	32	B 100	344	Avq.	97%	100%	90%	301
GARAGE FRAME ..	2014	616	B 100	33,116	Avq.	97%	100%	90%	28,911
2,624 SFLA									39,850
Outbuilding Total									39,850

Acpt Land	14,600	Accepted Bldg	196,000	Total	210,600
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/08/2002
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6876P080
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 22 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	28,500.00	18,025 100%		18,025
Total Acres 0.20				Land Total	18,025

Dwelling Description

Replacement Cost New

Cape Cod	One Story	624 Sqft	Grade D 110	Base	50,827
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,353
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1930	0	TYPICAL	TYPICAL	Below Average	Typical	52,180	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	100%	90%	28,177

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1930	215	D 100	8,910	Avq-	60%	100%	90%	4,811
Open Frame Porch	1930	72	D 100	918	Avq-	60%	100%	90%	496
Frame Garage	1930			----- S O U N D V A L U E -----					200
1 Story/BASEMENT	1930	240	D 100	11,827	Avq-	60%	100%	90%	6,386
1,079 SFLA									11,893
Outbuilding Total									11,893

Acpt Land	18,000	Accepted Bldg	40,100	Total	58,100
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/24/2008
 Sale Price 106,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9863P314
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	28,500.00	19,330 100%		19,330
Total Acres 0.23				Land Total	19,330

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	814 Sqft	Grade C 100	Base	97,247
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,509
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1990	TYPICAL	TYPICAL	Above Average	Typical	100,756
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	97%	90%
						61,572

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2011	341	C 100	2,864	Avq.	97%	100%	90%	2,500
Encl Frame Porch	2011	30	C 100	980	Avq.	97%	100%	90%	856
Frame Shed	2011	288	C 100	2,016	Avq.	97%	100%	90%	1,760
Frame Shed	2011	144	D 100	806	Avq.	97%	50%	90%	352
1,424 SFLA									
Outbuilding Total									5,468

Acpt Land 19,300 **Accepted Bldg** 67,000 **Total** 86,300

Oakland
 Name: FOSTER, RAYMOND L.

Valuation Report

07/15/2016

Page 1791

Map/Lot: 014-317

Account: 2551 Card: 1 of 1

Location: 58 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/2001
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B6593P350
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	28,500.00	27,632 100%		27,632
Total Acres 0.47				Land Total	27,632

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Cape Cod	One & 1/2 Story	930 Sqft	Grade C 110	Base	109,549
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,781
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	GOOD	GOOD	Average	Typical	115,178	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	99%	90%	91,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	180	C 110	2,926	Avg.	97%	100%	90%	2,554
1 Story/BASEMENT	2008	408	C 110	27,646	Avg.	97%	99%	90%	23,894
1.50 ST GARAGE..	2009	1008	B 100	23,482	Avg.	97%	100%	90%	20,500
Frame Garage	2013			----- S O U N D V A L U E -----				300	
1,803 SFLA				Outbuilding Total				47,248	

Acpt Land	27,600	Accepted Bldg	138,600	Total	166,200
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	09/22/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9095P269
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.08	Acres-Rear Land 1-10	1,900.00	152	100%		152
Total Acres 0.58			Land Total			28,652

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	100%	90%	56,009	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1964	204	C 100	1,714	Avq.	77%	100%	90%	1,188
Frame Shed	1964			---- S O U N D V A L U E ----				200	
Frame Shed	1964			---- S O U N D V A L U E ----				100	
960 SFLA				Outbuilding Total				1,488	

Acpt Land	28,700	Accepted Bldg	57,500	Total	86,200
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Oakland
 Name: HEATH, JODY L.

Valuation Report

07/15/2016

Page 1793

Map/Lot:

014-319

Account: 888 Card: 1 of 1

Location:

66 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/16/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10474P322
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	28,500.00	25,171	100%		25,171
Total Acres 0.39						25,171

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1972	12X55	D 100	13,395	Avg+	60%	100%	90%	7,233
Frame Shed	1972	144	D 100	806	Fair	73%	100%	90%	529
Frame Shed	1972	120	D 100	672	Fair	73%	100%	90%	442
MH GABLE ROOF...	1972	660	D 100	2,957	Avg.	81%	100%	90%	2,156
Wood Deck	1972	192	D 100	1,291	Avg-	78%	100%	90%	906
660 SFLA						Outbuilding Total			11,266
Acpt Land		25,200	Accepted Bldg		11,300	Total		36,500	

Oakland
 Name: BRAGG, DIANE B.

Valuation Report

07/15/2016

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Map/Lot:

014-320

Account: 1298 Card: 1 of 1

Location:

68 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3674P345

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	28,500.00	27,037	100%		27,037
Total Acres 0.45						27,037
						Land Total
						27,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1971	12X66	D 100	15.452	Ava.	55%	100%	90%	7,649
MH ADDITION ..	1971	384	D 100	15.912	Ava-	78%	100%	90%	11,170
MH ADDITION ..	1971	48	D 100	1.989	Ava-	78%	100%	90%	1,396
Wood Deck	1971	80	D 100	538	Ava-	78%	100%	90%	378
Frame Shed	1971	16	D 100	90	Ava-	78%	100%	90%	63
MH GABLE ROOF...	1980	974	D 100	4.364	Ava.	86%	100%	90%	3,378
792 SFLA						Outbuilding Total			24,034

Acpt Land	27,000	Accepted Bldg	24,000	Total	51,000
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Oakland
 Name: GRODER, RONALD L.

Valuation Report

07/15/2016

Page 1795

Map/Lot:

014-321

Account: 1630 Card: 1 of 1

Location:

70 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5500P132

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	28,500.00	26,430	100%		26,430
Total Acres 0.43						26,430

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1966	12X46	D 100	11,712	Avq-	45%	100%	90%	4,743	
Frame Shed	1976	64	D 100	358	Avq.	84%	100%	90%	271	
Frame Shed	1976			----- S O U N D V A L U E -----						100
MH GABLE ROOF...	2003	1640	C 100	9,184	Avq.	97%	100%	90%	8,017	
ONE STORY FRAME	1996	144	D 100	5,967	Fair	93%	100%	90%	4,994	
ONE STORY FRAME	1996	48	D 100	1,989	Fair	93%	100%	90%	1,665	
ONE STORY FRAME	2003	224	D 100	9,282	Avq-	96%	100%	90%	8,020	
12 Mobile Home.	1972	12X56	D 100	13,582	Avq-	45%	100%	90%	5,501	
1,640 SFLA									33,311	

Acpt Land	26,400	Accepted Bldg	33,300	Total	59,700
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Oakland
 Name: MATIS, CAROL I.

Valuation Report

07/15/2016

Page 1796

Map/Lot:

014-322

Account: 1926 Card: 1 of 1

Location:

72 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B9453P241

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	28,500.00	27,632	100%		27,632
Total Acres 0.47						27,632
						Land Total
						27,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
14 Mobile Home.	1992	14X68	C 100	24,560	Ava.	55%	100%	90%	12,157
952 SFLA						Outbuilding Total			12,157

Acpt Land	27,600	Accepted Bldg	12,200	Total	39,800
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Oakland
 Name: GRODER, RONALD L.

Valuation Report

07/15/2016

Page 1797

Map/Lot: 014-323

Account: 2510 Card: 1 of 1

Location: 74 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/28/2009
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10225P294
 Reference 2
 Tran/Land/Bldg 1 1 10
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	30,000.00	29,394	100%		29,394
Total Acres 0.48						29,394

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,122 Sqft	Grade D 100	Base		70,748
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-13,195
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTHS	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-1,257
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	56,296
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		80%	100%	80%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1970					
1,122 SFLA						36,029
						Value Rcnld
						100
Outbuilding Total						100

Acpt Land	29,400	Accepted Bldg	36,100	Total	65,500
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/31/2005
 Sale Price 106,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8573P281
 Reference 2 B12240P98
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.37	Acres-Rear Land 1-10	1,500.00	555	100%		555
Total Acres 0.87						Land Total 45,555

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	330 Sqft	Grade C 100	Base	55,507
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,386
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,424
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	55,545
Functional Obsolescence						Value(Rcnld)
None						47,413

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1975	96	C 100	4,973	Good	88%	100%	100%	4,376	
ONE STORY FRAME	1975	77	C 100	3,989	Good	88%	100%	100%	3,510	
TWO STORY FRAME	1975	244	C 100	18,959	Good	88%	100%	100%	16,684	
Frame Garage	1975	616	C 100	8,624	Avq.	83%	100%	100%	7,158	
Frame Shed	1975	80	D 100	448	Avq-	60%	100%	100%	269	
Frame Shed	1975	210	D 100	1,176	Avq-	50%	100%	100%	588	
Frame Shed	1975			----- S O U N D V A L U E -----						100
Frame Shed	1975	204	C 100	1,428	Avq-	80%	100%	100%	1,142	
Frame Shed	1975			----- S O U N D V A L U E -----						100
Wood Deck	2005	284	B 100	3,053	Avq.	97%	100%	100%	2,961	
1,239 SFLA									Outbuilding Total 36,888	

Acpt Land 45,600 Accepted Bldg 84,300 Total 129,900

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/2000
 Sale Price 76,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6202P268
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
1.12	Acres-Rear Land 1-10	1,900.00	2,128	100%		2,128
Total Acres 1.62			Land Total			30,628

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	874 Sqft	Grade C 110	Base	82,084
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	743 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,402
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	93,410
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 90%	70,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1976	676	C 100	12,303	Avq.	84%	100%	90%	9,302
Frame Shed	1976	280	C 100	1,960	Avq.	84%	100%	90%	1,481
1SFr Overhanq	1976	32	C 110	1,823	Avq.	84%	100%	90%	1,378
Wood Deck	2009	180	B 100	1,935	Avq.	97%	100%	90%	1,689
Wood Deck	2009	80	B 100	860	Avq.	97%	100%	90%	751
1.50 ST GARAGE..	2009	1400	B 110	35,876	Avq.	97%	100%	90%	31,320
906 SFLA									45,921

Acpt Land	30,600	Accepted Bldg	116,500	Total	147,100
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/06/2013
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11301P021
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
1.17	Acres-Rear Land 1-10	1,900.00	2,223	100%		2,223
Total Acres 1.67			Land Total			30,723

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade D 100	Base	79,323
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-10,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	TYPICAL	Average	Typical	68,437
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
COND/DES/UTIL...	None	89%	80%	90%	43,854	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1980	200	C 100	1,680	Avq.	86%	100%	90%	1,301
Frame Shed	2014	192	B 100	1,721	Avq.	97%	90%	90%	1,352
Frame Garage	2015	784	A 100	17,562	Avq.	97%	80%	90%	12,265
Frame Shed	2015	144	A 100	1,613	Avq.	97%	75%	90%	1,057
1,296 SFLA						Outbuilding Total			15,975

Acpt Land 30,700 **Accepted Bldg** 59,800 **Total** 90,500

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Private

Reference 1 B1575P789
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
7.80	Acres-Rear Land 1-10	1,900.00	14,820	100%		14,820
Total Acres 8.30					Land Total	43,320

Dwelling Description

Replacement Cost New

Ranch	One Story	1,586 Sqft	Grade C 100	Base	117,018
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,886
Fin. Basement Area	1170 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,380
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,908
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	3/4 Finished			Attic	19,278
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Average	Typical	158,998			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 95%	116,307			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1965	600	C 100	16,940	Avq.	77%	100%	95%	12,392
Frame Garage	1972	728	C 100	10,192	Avq.	81%	100%	95%	7,843
Carport/Canopy	1972	168	D 100	847	Avq.	81%	100%	95%	652
1,586 SFLA						Outbuilding Total			20,887

Acpt Land 43,300 **Accepted Bldg** 137,200 **Total** 180,500

Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8500P232
 Reference 2 B8346P225
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Sale Data	
Sale Date	09/16/2004
Sale Price	42,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.50	Acres-Rear Land 1-10	1,900.00	950	100%		950
Total Acres 1.00			Land Total			29,450

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade D 110	Base	102,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	92,317
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 95%	82,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	90	C 100	756	Avq.	94%	100%	95%	675
Wood Deck	1993	182	C 100	1,529	Avq.	94%	100%	95%	1,365
Frame Shed	1993	192	C 100	1,344	Avq.	94%	100%	95%	1,200
Wood Deck	1996	100	C 100	840	Avq.	95%	100%	95%	758
1,568 SFLA									
Outbuilding Total									3,998

Acpt Land	29,500	Accepted Bldg	86,400	Total	115,900
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Oakland
 Name: LARSEN, WILTON A.

Valuation Report

07/15/2016

Page 1803

Map/Lot:

014-326-2

Account: 2093 Card: 1 of 1

Location:

81 HEATH STREET

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6390P153
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
Total Acres 0.50						28,500

Dwelling Description

Replacement Cost New

Conventional	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		81%	100%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	1997	288	C 90	13,426	Avg.	96%	100%	95%	12,245
1,248 SFLA						Outbuilding Total			12,245

Acpt Land	28,500	Accepted Bldg	74,400	Total	102,900
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Valuation Report

Neighborhood 89 HEATH STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/18/2005
 Sale Price 185,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8703P233

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
2.50	Acres-Rear Land 1-10	1,900.00	4,750	100%		4,750
Total Acres 3.00			Land Total			33,250

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	776 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	141,761 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,384
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	156,016
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	95%	143,769	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	528	B 110	10,408	Avq.	97%	100%	95%	9,591
Open Frame Porch	2003	56	B 110	1,302	Avq.	97%	100%	95%	1,200
Wood Deck	2003	96	B 100	1,032	Avq.	97%	100%	95%	951
1,552 SFLA									11,742
Outbuilding Total									11,742

Acpt Land 33,300 **Accepted Bldg** 155,500 **Total** 188,800

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/19/2014
Sale Price 90,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11721P001
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.81	Acres-Rear Land 1-10	1,400.00	1,134	100%		1,134
Total Acres 1.31			Land Total			22,134

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	906 Sqft	Grade C 100	Base	99,622
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,349
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	103,366
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	92%	95%
Value(Rcnld)						58,722

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	12	C 100	308	Avq.	65%	100%	95%	190
Encl Frame Porch	1900	270	C 100	7,700	Avq.	65%	100%	95%	4,755
1 Story/BASEMENT	1900	256	C 100	15,770	Avq.	65%	92%	95%	8,959
Frame Shed	1900	288	C 100	2,016	Avq.	65%	100%	95%	1,244
Frame Shed	1900	16	C 100	112	Avq.	65%	50%	95%	34
1.75 ST BARN....	1900	1581	C 100	33,201	Avq.	50%	90%	95%	14,193
Frame Shed	1900	765	C 100	5,355	Avq.	65%	75%	95%	2,480
Open Frame Porch	1900	28	C 100	532	Avq.	65%	100%	95%	329
ONE STORY FRAME	1900	30	C 100	1,554	Avq.	65%	92%	95%	882
1,645 SFLA	Outbuilding Total								33,066

Acpt Land	22,100	Accepted Bldg	91,800	Total	113,900
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B8625P098
 Reference 2
 Tran/Land/Bldg 1 2 7
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	09/29/2005
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	40,305	100%		40,305
1.00	Acres-Homesite (Fract)	28,500.00	40,305	100%		40,305
1.00	Acres-Homesite (Fract)	28,500.00	40,305	100%		40,305
1.00	Acres-Homesite (Fract)	28,500.00	40,305	100%		40,305
2.67	Acres-Rear Land 1-10	1,900.00	5,073	100%		5,073
Total Acres 6.67			Land Total			166,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	2006	1278	C 100	79,968	Ava.	97%	100%	90%	69,812
APT	2006	4648	C 100	268,688	Ava.	97%	100%	90%	234,564
ONE STORY FRAME	2006	44	C 100	2,279	Ava.	97%	100%	90%	1,990
Open Frame Porch	2006	54	C 100	896	Ava.	97%	100%	90%	782
APT	2006	1296	C 100	80,976	Ava.	97%	100%	90%	70,692
APT	2006	924	C 100	60,144	Ava.	97%	100%	90%	52,506
APT	2006	4532	C 100	262,192	Ava.	97%	100%	90%	228,893
Open Frame Porch	2006	174	C 100	2,576	Ava.	97%	100%	90%	2,249
ONE STORY FRAME	2006	34	C 100	1,761	Ava.	97%	100%	90%	1,537
78 SFLA									
						Outbuilding Total			663,025

Acpt Land	166,300	Accepted Bldg	663,000	Total	829,300
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	09/29/2005
Sale Price	60,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B8625P098

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
APT	2006	974	C 100	62.944	Ava.	97%	100%	90%	54.950	
APT	2006	7852	C 100	448.112	Ava.	97%	100%	90%	391.202	
Open Frame Porch	2006	82	C 100	1.288	Ava.	97%	100%	90%	1.124	
APT	2006	54	C 100	11.424	Ava.	97%	100%	90%	9.973	
APT	2006	868	C 100	57.008	Ava.	97%	100%	90%	49.768	
APT	2006	7580	C 100	432.880	Ava.	97%	100%	90%	377.905	
Open Frame Porch	2006	94	C 100	1.456	Ava.	97%	100%	90%	1.271	
APT	2006	66	C 100	12.096	Ava.	97%	100%	90%	10.560	
DOUBLE LIGHT....	2006	10	C 100	21.000	Ava.	97%	100%	90%	18.333	
78 SFLA										
Acpt Land						0	Accepted Bldg		915,100	Total
									915,100	

Oakland
Name: HEATH STREET ASSOCIATES, LP

Valuation Report

07/15/2016

Page 1808

Map/Lot:

014-329

Account: 4317

Location:

14-16 POWELL AVENUE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	166,300	663,000	829,300	166,300	663,000	829,300
2	0	915,100	915,100	0	915,100	915,100
TOTAL	166,300	1,578,100	1,744,400	166,300	1,578,100	1,744,400

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

Page 1809

Map/Lot:

014-330

Account: 4507 Card: 1 of 1

Location:

HEATH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....

Topography Rolling

Utilities Public Water

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	28,500.00	40,305	100%		22,800
5.34	Acres-Rear Land 1-10	1,900.00	10,146	100%		10,146
Total Acres 6.34					Land Total	32,946

Acpt Land	32,900	Accepted Bldg	0	Total	32,900
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Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Public WaterSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B8685P271
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data
Sale Date 11/07/2005
Sale Price 79,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	22,500.00	17,428	100%		17,428
Total Acres 0.30						17,428

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade D 110	Base	74,245
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,290
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	76,535
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						61,228

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	120	D 100	806	Avq.	80%	100%	100%	645
Wood Deck	1970	30	D 100	202	Avq.	80%	100%	100%	162
1.25 ST GARAGE..	1970	576	D 100	7,419	Avq.	80%	100%	100%	5,935
Frame Shed	1970								200
----- S O U N D V A L U E -----									200
1,056 SFLA									6,942
Outbuilding Total									6,942

Acpt Land	17,400	Accepted Bldg	68,200	Total	85,600
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Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1598P500
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	22,500.00	15,910 100%		15,910
Total Acres 0.25				Land Total	15,910

Dwelling Description

Replacement Cost New

Ranch	One Story	920 Sqft	Grade C 100	Base	75,992
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	230 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,576
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,267
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	80,835
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						Value
						Rcnld
						65,476

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1SFr Overhang	1972	34	C 100	1,761	Avg.	81%	100%	100%	1,426
Frame Garage	1972	728	C 100	10,192	Avg.	81%	100%	100%	8,256
Frame Shed	1972								100
Encl Frame Porch	2003	120	B 100	4,480	Avg.	97%	100%	100%	4,346
954 SFLA									
Outbuilding Total									14,128

Acpt Land	15,900	Accepted Bldg	79,600	Total	95,500
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Oakland
 Name: CAMPBELL, BEATRICE E.

Valuation Report

07/15/2016

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Map/Lot: 015-003

Account: 2748 Card: 1 of 1

Location: 21 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4161P040
 Reference 2 B11049P018 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.22	Acres-Homesite (Fract)	22,500.00	14,925	100%		14,925	
Total Acres 0.22						Land Total	14,925

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	400 Sqft	Grade C 90	Base	55,390
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-504
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,552
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1938	1994	TYPICAL	TYPICAL	Below Average	Typical	56,438	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		60%	90%	100%	30,477

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1938	288	C 90	13,426	Avq-	60%	90%	100%	7,250
ONE STORY FRAME	1938	144	C 90	6,713	Avq-	60%	90%	100%	3,625
Frame Garage	1945	400	D 100	4,480	Avq.	50%	100%	100%	2,240
1,132 SFLA	Outbuilding Total								13,115

Acpt Land 14,900 **Accepted Bldg** 43,600 **Total** 58,500

Valuation Report

Map/Lot: 015-004

Account: 2604 Card: 1 of 1

Location: 17 SOUTH ALPINE STREET

Neighborhood 13 ALPINE STREETN+S

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10161P264
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 07/24/2009
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	22,500.00	19,092 100%		19,092
Total Acres 0.36				Land Total	19,092

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,344 Sqft	Grade C 110	Base	146,018
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,464
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	1993	TYPICAL	TYPICAL	Above Average	Typical	157,488			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		85%	98%	100%			
Value(Rcnld)						131,188			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	192	C 110	1,774	Avq+	85%	100%	100%	1,508
Wood Deck	1974	168	C 110	1,553	Avq+	85%	100%	100%	1,320
Open Frame Porch	1974	20	C 110	462	Avq+	85%	100%	100%	393
Frame Garage	1985	672	C 100	9,408	Avq.	89%	100%	100%	8,373
2,016 SFLA									
Outbuilding Total									11,594

Acpt Land	19,100	Accepted Bldg	142,800	Total	161,900
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Oakland
 Name: BRETON, ALAN R.

Valuation Report

07/15/2016

Page 1814

Map/Lot: 015-005

Account: 837 Card: 1 of 1

Location: 11 SOUTH ALPINE STREET

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/29/2014
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11700P320
 Reference 2
 Tran/Land/Bldg 1 2 27
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	37,500.00	27,042	100%		27,042
Total Acres 0.26						27,042

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	1996	1120	C 100	47.040	Ava.	95%	100%	100%	44,688
OFFICE WOOD.....	2010	748	C 100	60.760	Ava.	97%	100%	100%	58,937
Outbuilding Total									103,625

Acpt Land	27,000	Accepted Bldg	103,600	Total	130,600
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Oakland
 Name: BRETON, ALAN R.

Valuation Report

07/15/2016

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Map/Lot: 015-006

Account: 740 Card: 1 of 1

Location: 9 SOUTH ALPINE STREET

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 05/29/2014
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11700P322
 Reference 2
 Tran/Land/Bldg 1 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.27	Acres-Homesite (Fract)	37,500.00	27,557	100%		27,557	
Total Acres 0.27				Land Total		27,557	
Acpt Land		27,600	Accepted Bldg		0	Total	27,600

Neighborhood 9	KENNEDY MEM DR..	Sale Data
Zoning/Use	HIGHWAY COMMERCI	Sale Date 01/30/2002
Topography	Rolling	Sale Price 0
Utilities	Public WaterSeptic System	Sale Type Land & Buildings
Street	Paved	Financing Unknown
		Verified Public Record
		Validity Other Non Valid

Reference 1 B7004P168
 Reference 2
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 4

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	75,000.00	75,000	100%		75,000
0.43	Acres-Frontage 1	12,000.00	5,160	100%	Excess Frt	5,160
1.00	Acres-Rear Land 1-10	4,000.00	4,000	100%		4,000
0.00	Acres-Rear Land 11-20	28,500.00	40,305	100%		0
Total Acres 2.43			Land Total			84,160

Commercial Description						
Occupancy Type	Retail Store....		Storage Basement			
Class & Quality	Frame.....Good		Rein.Conc...Avg.			
# Dwelling Units	0		0			
Exterior	Wood Siding		Concrete			
Stories & Height	1 STORY @ 8'		1 STORY @ 8'			
Heating/Cooling	Hot Water		Hot Water			
Built	1985		1900			
Remodeled	2007		2007			
Base Cost/Sqft		44.39			26.18	
Heat-Cool/Sqft	+	5.90			6.02	
Total		50.29			32.20	
Size Factor	X	1.188			0.914	
Adjusted Cost/Sqft		59.74			29.43	
Total Square Feet	X	1,470			1,470	
Replacement Cost		87,818			43,262	
Condition	Excellent		Excellent			
% Good Physical	X	.94			.82	
Functional	X	1.00			1.00	
Subtotal		82,549			35,475	
Economic Factor	X 1.00		Total Value			118,024

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Unfinished Attic	1900	1480	C 100	4,144	Avq.	65%	100%	100%	2,694	
2 Story/BASEMENT	2007	266	B 100	29,792	Avq.	97%	100%	100%	28,898	
Encl Frame Porch	1900	49	B 100	1,935	Avq.	65%	100%	100%	1,258	
Wood Deck	2007	948	A 100	12,741	Avq.	97%	100%	100%	12,359	
1 Story/BASEMENT	1900	32	B 100	2,523	Exc.	94%	100%	100%	2,372	
Wood Deck	2007	48	A 100	645	Avq.	97%	100%	100%	626	
1.75 ST GARAGE..	1978	720	B 100	18,063	Avq.	85%	100%	100%	15,354	
3,504 SF						Outbuilding Total			63,561	
Acpt Land		84,200	Accepted Bldg		181,600	Total			265,800	

Oakland
 Name: LUCKY ONE THREE, LLC

Valuation Report

07/15/2016

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Map/Lot:

015-007-01

Account: 3501 Card: 1 of 1

Location: 1078 KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7004P168

Reference 2

Tran/Land/Bldg 1 2 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	75,000.00	75,000	100%		75,000
0.73	Acres-Frontage 1	12,000.00	8,760	100%		8,760
8.61	Acres-Rear Land 1-10	4,000.00	34,440	100%		34,440
0.57	Acres-Wasteland	50.00	29	100%		29
Total Acres 10.91			Land Total			118,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1970	320	C 100	4.480	Avg.	80%	100%	100%	3,584
Frame Shed	1970	200	C 100	1.400	Avg.	80%	100%	100%	1,120
GARAGE FRAME ..	2014	936	C 100	39.312	Avg.	97%	50%	100%	19,066
Frame Shed	2014	140	C 100	980	Avg.	97%	100%	100%	951
						Outbuilding Total			24,721

Acpt Land

118,200

Accepted Bldg

24,700

Total

142,900

Neighborhood 9 KENNEDY MEM DR..

Zoning/Use HIGHWAY COMMERCI
 Topography Level
 Utilities All Public
 Street Private

Sale Data
 Sale Date 06/26/2014
 Sale Price 260,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11735P126

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite	75,000.00	142,500	125%		178,125
0.70	Acres-Wasteland	50.00	35	100%		35
Total Acres 2.60				Land Total		178,160

Commercial Description

Occupancy Type	Retail Store....	
Class & Quality	Steel Frame.Good	
# Dwelling Units	1	
Exterior	Steel	
Stories & Height	1 STORY @ 14'	
Heating/Cooling	HVAC	
Built	2015	
Remodeled	0	
Base Cost/Sqft	60.17	
Heat-Cool/Sqft	+	9.96
Total	70.13	
Size Factor	X	1.000
Adjusted Cost/Sqft	70.13	
Total Square Feet	X	9,220
Replacement Cost	646,599	
Condition	Average	
% Good Physical	X	.97
Functional	X	1.00
Subtotal	627,201	
Economic Factor	X 1.00	Total Value 627,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SPRINKER/100SF..	2015	91	A 100	20,384	Avg.	97%	100%	100%	19,772
CONCRETE PLATFRM	2015	1154	B 100	10,520	Avg.	97%	100%	100%	10,204
DOUBLE LIGHT....	2015	3	B 100	8,064	Avg.	97%	100%	100%	7,822
9,220 SF									37,798
Outbuilding Total									37,798

Acpt Land 178,200 **Accepted Bldg** 665,000 **Total** 843,200

Oakland
 Name: BRETON, ALAN R.

Valuation Report

07/15/2016

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Map/Lot:

015-007-03

Account: 3513 Card: 1 of 1

Location:

KENNEDY MEMORIAL DRIVE

Neighborhood 9 KENNEDY MEM DR..

Sale Data	
Sale Date	08/02/2014
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities
 Street Paved

Reference 1 B11786P221
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	37,500.00	37,500	80%	Vacancy	30,000
0.62	Acres-Rear Land 1-10	2,500.00	1,550	100%		1,550
Total Acres 1.12					Land Total	31,550

Acpt Land	31,600	Accepted Bldg	0	Total	31,600
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/16/2012
 Sale Price 116,425
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11195P274
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	21,000.00	17,819 100%		17,819
Total Acres 0.36				Land Total	17,819

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,002 Sqft	Grade C 100	Base	113,460
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-4,208
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,322
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	113,574			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	98%	95%			
Value(Rcnld)						63,442			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
2 Story/BASEMENT	1920	112	C 100	9,800	Avq-	60%	98%	95%	5,474
Open Frame Porch	1920	35	C 100	630	Avq-	60%	100%	95%	359
Encl Frame Porch	1920	160	C 100	4,620	Avq-	60%	100%	95%	2,633
1.75 ST BARN....	1920	528	C 100	11,088	Avq.	50%	50%	95%	2,633
Wood Deck	2002	150	C 100	1,260	Avq.	97%	100%	95%	1,161
1,978 SFLA									
Outbuilding Total						12,260			
Acpt Land		17,800		Accepted Bldg		75,700		Total	93,500

Oakland
 Name: BURTON, WENDY J.

Valuation Report

07/15/2016

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Map/Lot: 015-009

Account: 188 Card: 1 of 1

Location: 40 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3655P259
 Reference 2 B9038P269
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.08	Acres-Rear Land 1-10	1,400.00	112	100%		112
Total Acres 0.58			Land Total			21,112

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	996 Sqft	Grade C 100	Base	112,943
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,295
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	1998	TYPICAL	TYPICAL	Average	Typical	115,575
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	96%	95%	68,513	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1938	24	C 100	1,243	Avq.	65%	96%	95%	737
ONE STORY FRAME	1938	30	C 100	1,554	Avq.	65%	96%	95%	921
Open Frame Porch	1996	112	C 100	1,708	Avq.	95%	100%	95%	1,542
1.75 ST GARAGE..	2000	1008	C 100	19,757	Avq.	97%	100%	95%	18,206
1.75 Story/BSMT	2002	300	B 100	31,611	Avq.	97%	96%	95%	27,965
Wood Deck	2002	471	B 100	5,064	Avq.	97%	100%	95%	4,666
Wood Deck	2007	128	C 100	1,075	Avq.	97%	100%	95%	991
2,322 SFLA						Outbuilding Total			55,028

Acpt Land	21,100	Accepted Bldg	123,500	Total	144,600
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/2011
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10876P162
 Reference 2
 Tran/Land/Bldg 1 1 14
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.07	Acres-Rear Land 1-10	1,400.00	98	100%		98
Total Acres 0.57			Land Total			21,098

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	650 Sqft	Grade C 105	Base	95,985
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,866
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,944
Rooms	16	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	13,230
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	109,293
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	66%	95%
						47,969

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1940	792	C 105	64,616	Avq+	70%	66%	95%	28,360
Open Frame Porch	1940	32	C 105	617	Avq+	70%	100%	95%	410
ONE STORY FRAME	1940	30	C 105	1,632	Avq+	70%	66%	95%	716
TWO STORY FRAME	1940	72	C 105	5,874	Avq+	70%	66%	95%	2,578
Encl Frame Porch	1940	105	C 105	3,234	Avq+	70%	100%	95%	2,151
Encl Frame Porch	1940	203	C 105	6,115	Avq+	70%	100%	95%	4,066
1.75 ST BARN....	1940	630	C 100	13,230	Avq.	50%	40%	95%	2,514
Frame Shed	1940	231	D 100	1,294	Avq.	50%	100%	95%	615
Frame Shed	1940	273	D 100	1,529	Avq.	50%	100%	95%	726
2,896 SFLA									
								Outbuilding Total	42,136

Acpt Land	21,100	Accepted Bldg	90,100	Total	111,200
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5129P111JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.64	Acres-Rear Land 1-10	1,400.00	896	100%		896
Total Acres 1.14			Land Total			21,896

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	660 Sqft	Grade C 100	Base	83,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,846
Rooms	9	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1915	0	TYPICAL	TYPICAL	Above Average	Typical	87,400	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Overbuilt		None		70%	88%	95%	51,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1915	528	C 100	38,290	Avq+	70%	88%	95%	22,407
ONE STORY FRAME	1980	224	C 100	11,603	Avq.	86%	96%	95%	9,101
Wood Deck	1980	196	C 100	1,646	Avq.	86%	100%	95%	1,345
1.75 ST BARN....	1915	990	C 100	20,790	Avq.	50%	60%	95%	5,925
2,303 SFLA									38,778
Outbuilding Total									38,778

Acpt Land	21,900	Accepted Bldg	89,900	Total	111,800
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B2369P66

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.16	Acres-Rear Land 1-10	1,400.00	224	100%		224
Total Acres 0.66			Land Total			21,224

Dwelling Description

Replacement Cost New

Conventional	One Story	928 Sqft	Grade C 100	Base	76,485
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	1,299
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,598
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1955	0	TYPICAL	TYPICAL	Average	Typical	80,382	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		71%	100%	95%	54,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1955	39	C 100	2,402	Avq.	71%	100%	95%	1,620
1 Story/BASEMENT	1955	39	C 100	2,402	Avq.	71%	100%	95%	1,620
Frame Shed	1955			----- S O U N D V A L U E -----				100	
Frame Garage	1955	266	D 100	2,979	Avq.	50%	100%	95%	1,415
Wood Deck	2001	180	C 100	1,512	Avq.	97%	100%	95%	1,394
1,006 SFLA									6,149
Outbuilding Total								6,149	

Acpt Land

21,200

Accepted Bldg

60,400

Total

81,600

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/30/2010
 Sale Price 58,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10518P341
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	21,000.00	14,549	100%		14,549
Total Acres 0.24				Land Total		14,549

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	861 Sqft	Grade C 100	Base	94,065
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,616
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,183
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1928	0	TYPICAL	TYPICAL	Good	Typical	96,152			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	100%	95%			
Value(Rcnld)						68,508			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	192	B 100	2,065	Avg.	97%	100%	95%	1,903
Frame Garage	1965	528	D 100	5,914	Avg.	65%	100%	95%	3,652
1,292 SFLA									
Outbuilding Total									5,555

Acpt Land 14,500 **Accepted Bldg** 74,100 **Total** 88,600

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1993
 Sale Price 67,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4434P262

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	21,000.00	10,708	100%		10,708
Total Acres 0.13						10,708

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 100	Base	95,508
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp None	Basement	-10,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,548
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	0	TYPICAL	TYPICAL	Above Average	Typical	93,176			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
OTHER.....		None		70%	79%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
TWO STORY FRAME	1850	405	C 100	31,469	Avq+	70%	79%	95%	16,532
Open Frame Porch	1850	110	C 100	1,680	Avq+	70%	90%	95%	1,005
ONE STORY FRAME	1850	25	C 100	1,295	Avq+	70%	79%	95%	680
1.50 ST SHED....	1850	440	D 100	3,203	Fair	50%	100%	95%	1,522
2,275 SFLA									
Outbuilding Total									19,739

Acpt Land 10,700 **Accepted Bldg** 68,700 **Total** 79,400

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1993
 Sale Price 2,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4434P327

Reference 2

Tran/Land/Bldg 1 2 20

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	75,000.00	43,732	100%		43,732
Total Acres 0.17						43,732

Commercial Description

Occupancy Type Restaurant.....
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Wood Siding
 Stories & Height 1 STORY @ 9'
 Heating/Cooling Hot Water
 Built 1994
 Remodeled 0
 Base Cost/Sqft 47.67
 Heat-Cool/Sqft + 5.90
 Total 53.57
 Size Factor X 1.104
 Adjusted Cost/Sqft 59.14
 Total Square Feet X 1,728
 Replacement Cost 102,194
 Condition Average
 % Good Physical X .92
 Functional X 1.00
 Subtotal 94,018
 Economic Factor X 1.00

Total Value 94,018

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1994	36	C 100	302	Avq.	94%	100%	100%	284
1,728 SF						Outbuilding Total			284

Acpt Land 43,700 **Accepted Bldg** 94,300 **Total** 138,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/2011
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10876P169
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	21,000.00	10,708	100%		10,708
Total Acres 0.13			Land Total			10,708

Dwelling Description

Replacement Cost New

Conventional	Two Story	651 Sqft	Grade D 110	Base	78,437
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,406
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,823
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-802
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	81,748			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		60%	91%	86%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1978	48	D 100	322	Avg.	85%	100%	85%	234
Wood Deck	1978	88	D 100	591	Avg.	85%	100%	85%	429
1,302 SFLA						Outbuilding Total			663
Acpt Land		10,700	Accepted Bldg		38,800	Total			49,500

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2533P84
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	21,000.00	11,112 100%		11,112
Total Acres 0.14				Land Total	11,112

Dwelling Description

Replacement Cost New

Cape Cod	One Story	912 Sqft	Grade D 110	Base	66,439
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-5,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	Floor & Stairs			Attic	2,247
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	65,744
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		65%	97%	86%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	1910	96	D 110	4,376	Avq.	2,432
Encl Frame Porch	2012	72	C 100	2,156	Avq.	1,788
ONE STORY FRAME	2012	288	C 100	14,918	Avq.	12,372
1,296 SFLA						
Outbuilding Total						16,592

Acpt Land 11,100 **Accepted Bldg** 52,000 **Total** 63,100

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/02/2002
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7166P328

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	75,000.00	38,243	100%		38,243
Total Acres 0.13				Land Total		38,243

Commercial Description

Occupancy Type	Medical Office..		Medical Office..			
Class & Quality	Frame.....Avg.		Frame.....Avg.			
# Dwelling Units	0		0			
Exterior	Wood Siding		Wood Siding			
Stories & Height	2 STORY @ 8'		1 STORY @ 8'			
Heating/Cooling	Hot Water		Hot Water			
Built	2003		1950			
Remodeled	0		2003			
Base Cost/Sqft		54.84			54.84	
Heat-Cool/Sqft	+	10.44			10.44	
Total		65.28			65.28	
Size Factor	X	0.981			1.175	
Adjusted Cost/Sqft		64.04			76.70	
Total Square Feet	X	3,104			529	
Replacement Cost		198,780			40,574	
Condition	Average		Average			
% Good Physical	X	.97			.65	
Functional	X	1.00			1.00	
Subtotal		192,817			26,373	
Economic Factor	X 0.90		Total Value		197,271	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	2003	776	C 100	40,197	Avq.	97%	100%	90%	35,092
ONE STORY FRAME	1950	265	D 100	10,982	Avq-	64%	100%	90%	6,325
Open Frame Porch	2003	132	C 100	1,988	Avq.	97%	100%	90%	1,735
Open Frame Porch	2003	150	C 100	2,240	Avq.	97%	100%	90%	1,956
Wood Deck	2003	704	B 100	7,570	Avq.	97%	100%	90%	6,609
4,674 SF									51,717
Outbuilding Total									51,717

Acpt Land 38,200 **Accepted Bldg** 249,000 **Total** 287,200

Valuation Report

Map/Lot: 015-019

Account: 791 Card: 1 of 1

Location: 1110 KENNEDY MEMORIAL DRIVE

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/03/2013
 Sale Price 62,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11379P120

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.37	Acres-Homesite (Fract)	75,000.00	64,517	110%	Corner/Loc	0	
0.37	Acres-Homesite (Fract)	1,400.00	224	50%	Restrictio	35,485	
Total Acres 0.37						Land Total	35,485

Commercial Description

Occupancy Type Office.....
 Class & Quality Masonry.....Avg.
 # Dwelling Units 0
 Exterior Concrete Block
 Stories & Height 2 STORY @ 10'
 Heating/Cooling Hot Water
 Built 1990
 Remodeled 2013

Base Cost/Sqft 46.62
 Heat-Cool/Sqft + 10.26
 Total 56.88
 Size Factor X 1.089
 Adjusted Cost/Sqft 61.94
 Total Square Feet X 2,576
 Replacement Cost 159,557
 Condition Average
 % Good Physical X .91
 Functional X 1.00
 Subtotal 145,197

Economic Factor X 1.00 Total Value 145,197

Acpt Land 35,500 **Accepted Bldg** 145,200 **Total** 180,700

Oakland
 Name: MESSALONSKEE STREAM HYDRO LLC

Valuation Report

07/15/2016

Page 1832

Map/Lot: 015-020

Account: 2588 Card: 1 of 1

Location: 25 CASCADE MILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level

Utilities

Street Paved

LAND USE..... COM/LAND DEV...

BUILDING USE.... INDUSTRIAL.....

Reference 1 B7779P220

Reference 2

Tran/Land/Bldg 1 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Sale Data

Sale Date 12/23/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot	21,000.00	21,000	0%		0
6.71	Acres-Wasteland	35.00	235	0%		0
Total Acres 7.71					Land Total	0

Land	350,200	Bldg Override	330,000	Total	680,200
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5854P030

Reference 2

Tran/Land/Bldg 1 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.15	Acres-Frontage 1	12,500.00	14,375	100%		14,375
Total Acres 1.65			Land Total			89,375

Commercial Description

Occupancy Type	Manufacturing...	Manufacturing...
Class & Quality	Rigid Frame.Avg.	Masonry.....Avg.
# Dwelling Units	0	0
Exterior	Steel	Brick/Stone
Stories & Height	1 STORY @ 14'	1 STORY @ 16'
Heating/Cooling	NONE	NONE
Built	1970	1940
Remodeled	0	0
Base Cost/Sqft	21.63	24.54
Heat-Cool/Sqft	+ 0.00	0.00
Total	21.63	24.54
Size Factor	X 0.983	1.260
Adjusted Cost/Sqft	21.26	30.92
Total Square Feet	X 13,416	2,250
Replacement Cost	285,224	69,570
Condition	Low	Low
% Good Physical	X .58	.50
Functional	X 0.00	0.00
Subtotal	0	0
Economic Factor	X 0.50	Total Value 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1950	1320	C 100	18,480	Fair	55%	30%	50%	1,524
Masonry Shed	1960	150	B 100	1,613	Avg.	74%	100%	50%	597
Masonry Shed	1960	120	B 100	1,291	Avg.	74%	100%	50%	478
15,666 SF	Outbuilding Total								2,599

Acpt Land 89,400 **Accepted Bldg** 2,600 **Total** 92,000

Oakland
 Name: SMITH, RICHARD

Valuation Report

07/15/2016

Page 1834

Map/Lot:

015-020-1A

Account: 4110 Card: 1 of 1

Location:

71 CASCADE MILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Rolling
 Utilities All Public
 Street Private

Sale Data
 Sale Date 11/21/2002
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B7164P218

Reference 2

Tran/Land/Bldg 1 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Commercial Description

Occupancy Type	Manufacturing...	Manufacturing...
Class & Quality	Rigid Frame.Avg.	Frame.....Low
# Dwelling Units	0	0
Exterior	Aluminum/Vinyl	Aluminum/Vinyl
Stories & Height	1 STORY @ 14'	2 STORY @ 12'
Heating/Cooling	Steam w/Boiler	Steam w/Boiler
Built	1960	1900
Remodeled	0	0
Base Cost/Sqft	21.63	15.87
Heat-Cool/Sqft	+ 5.45	5.44
Total	27.08	21.31
Size Factor	X 1.233	1.120
Adjusted Cost/Sqft	33.39	23.87
Total Square Feet	X 2,664	4,800
Replacement Cost	88,951	114,576
Condition	Average	Average
% Good Physical	X .65	.65
Functional	X 0.75	0.75
Subtotal	43,364	55,856
Economic Factor	X 0.60	Total Value 59,532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
MAN WOOD.....	1900	1200	D 100	29,688	Avg.	65%	10%	60%	1,158
Wood Deck	2010	144	B 100	1,548	Avg.	97%	100%	60%	901
BSMT UNFINISHED.	1900	1200	D 100	12,992	Avg.	65%	100%	60%	5,067
7,464 SF									7,126

Accept Land

0 **Accepted Bldg**

66,700 **Total**

66,700

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Map/Lot:

015-020-3

Account: 3899 Card: 1 of 1

Location:

CASCADE MILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level

Utilities

Street Private

LAND USE..... COM/LAND DEV...

BUILDING USE.... 99

Reference 1 B503P10 B737P243

Reference 2

Tran/Land/Bldg 1 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Frontage 1	12,500.00	12,500	100%		0
1.00	Acres-Frontage 1	12,500.00	14,375	50%	Size/Shape	6,250
1.65	Acres-Rear Land 1-10	2,500.00	4,125	100%		4,125
Total Acres 2.65					Land Total	10,375

Acpt Land	10,400	Accepted Bldg	0	Total	10,400
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Oakland
Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

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Account: 3133 Card: 1 of 1

Map/Lot:
Location:

015-020A
CASCADE MILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities
Street Private

Reference 1 TRANSMISSION & DIST. & SUB STATION

Reference 2

Tran/Land/Bldg 1 3 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land	8,031,400	Bldg Override	0	Total	8,031,400
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Reference 1 B5082P166
 Reference 2 Joler Property
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	21,000.00	11,112	95%	Vacancy	10,557
Total Acres 0.14						10,557

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	572 Sqft	Grade D 110	Base	67,212
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	-2,312
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,001	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1983	0	TYPICAL	TYPICAL	Below Average	Typical	66,378	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		86%	%	%	0

Acpt Land	10,600	Accepted Bldg	0	Total	10,600
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1 B1934P288
Reference 2 LIFE ESTATE B6914P021
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 12 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	21,000.00	9,391	100%		9,391
Total Acres 0.10						9,391

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	609 Sqft	Grade D 110	Base	71,420
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,251
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,311
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	75,176
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				65%	87%	81%
						34,328

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1 Story/BASEMENT	1900	262	D 110	14,202	Avq.	65%	87%	81%	6,485
ONE STORY FRAME	1900	225	D 110	10,256	Avq.	65%	87%	81%	4,683
ONE STORY FRAME	1900	88	D 110	4,012	Avq.	65%	87%	81%	1,832
Open Frame Porch	1900	102	D 110	1,380	Avq.	65%	100%	81%	724
Wood Deck	1990	12	C 100	101	Avq.	92%	100%	81%	75
Frame Shed	1940	230	D 100	1,288	Avq.	45%	100%	81%	468
1.50 ST GARAGE..	1940	414	D 100	6,028	Avq.	45%	100%	81%	2,191
2 Story/BASEMENT	1900	350	D 110	26,950	Avq.	65%	87%	81%	12,307
2,341 SFLA									28,765
Outbuilding Total									28,765

Acpt Land	9,400	Accepted Bldg	63,100	Total	72,500
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3753P145 B3317P192
 Reference 2 POLICE STATION
 Tran/Land/Bldg 1 4 58
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	75,000.00	54,083	100%		54,083
Total Acres 0.26						54,083

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	676 Sqft	Grade C 100	Base		85,346
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,839
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,915
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	0	Half Baths	1	Plumbing		-840
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	TYPICAL	TYPICAL	Above Average	Typical	84,582
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. % Func. % Econ. %			
None			70%	96%	100%	56,839

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1900	144	C 100	2,156	Avq+	70%	100%	100%	1,509
1 & 3/4 STORY FR	1900	320	C 100	23,206	Avq+	70%	96%	100%	15,594
ONE STORY FRAME	1990	512	C 100	26,522	Avq+	93%	96%	100%	23,678
Frame Garage	1997	672	C 100	9,408	Avq.	96%	100%	100%	9,032
2,255 SFLA						Outbuilding Total			49,813

Acpt Land	54,100	Accepted Bldg	106,700	Total	160,800
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 TOWN OFFICE
 Tran/Land/Bldg 1 4 58
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	75,000.00	53,033	100%		53,033
0.32	Acres-Homesite (Fract)	75,000.00	60,000	100%		60,000
Total Acres 0.57			Land Total			113,033

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	952 Sqft	Grade C 100	Base	109,148
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	856 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,984
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,105
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	4	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,166
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	TYPICAL	TYPICAL	Above Average	Typical	131,443
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	93%	100%	85,569	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	560	C 100	49,000	Avq+	70%	93%	100%	31,899
BSMT FINISHED...	1900	560	C 100	17,696	Avq+	70%	100%	100%	12,387
Open Frame Porch	1900	20	C 100	420	Avq+	70%	100%	100%	294
VAULT.....	1900	100	C 100	14,140	Avq+	70%	100%	100%	9,898
Outbuilding Total									54,478

Acpt Land	113,000	Accepted Bldg	140,000	Total	253,000
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Account: 662 Card: 2 of 2

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2 FIRE STATION
 Tran/Land/Bldg 1 4 59
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Commercial Description

Occupancy Type	Volunt.Fire Sta.		
Class & Quality	Masonry.....Avg.		
# Dwelling Units	0		
Exterior	Concrete Block		
Stories & Height	1 STORY @ 12'		
Heating/Cooling	Hot Water		
Built	1942		
Remodeled	0		
Base Cost/Sqft		34.50	
Heat-Cool/Sqft	+	10.26	
Total		44.76	
Size Factor	X	1.018	
Adjusted Cost/Sqft		45.57	
Total Square Feet	X	3,600	
Replacement Cost		164,052	
Condition	Average		
% Good Physical	X	.65	
Functional	X	1.00	
Subtotal		106,634	
Economic Factor	X 1.00		
		Total Value	106,634
Acpt Land	0	Accepted Bldg	106,600
		Total	106,600

Oakland
Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

015-024

Account: 662

Location:

11 FAIRFIELD STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	113,000	140,000	253,000	113,000	140,000	253,000
2	0	106,600	106,600	0	106,600	106,600
TOTAL	113,000	246,600	359,600	113,000	246,600	359,600

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B1240P54
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	30,000.00	19,442 100%		19,442
Total Acres 0.21				Land Total	19,442

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	910 Sqft	Grade C 100	Base	105,526
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,923
Rooms	8	HEARTH	TWO HEARTH	HEARTH	1,680
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Above Average	Typical	113,649			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
						79,554			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	315	C 100	8,960	Avq+	70%	100%	100%	6,272
Encl Frame Porch	1920	104	C 100	3,052	Avq+	70%	100%	100%	2,136
Frame Shed	1920			----- S O U N D V A L U E -----					200
1S GAR/BSMT.....	1999	600	C 100	11,760	Avq.	97%	100%	100%	11,407
ONE STORY FRAME	1920	20	C 100	1,036	Avq+	70%	100%	100%	725
1,612 SFLA									
						Outbuilding Total			20,740
Acpt Land		19,400		Accepted Bldg		100,300		Total	119,700

Valuation Report

Account: 829 Card: 1 of 1

Location: 25 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/11/2005
 Sale Price 114,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8638P308-JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	30,000.00	24,372 100%		24,372
Total Acres 0.33				Land Total	24,372

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	651 Sqft	Grade C 100	Base	83,190
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,734
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	0	TYPICAL	TYPICAL	Average	Typical	80,456
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	52,296

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1927	480	C 100	24,864	Avq.	65%	100%	100%	16,162
Open Frame Porch	1927	108	C 100	1,652	Avq.	65%	100%	100%	1,074
Wood Deck	1999	242	C 100	2,033	Avq.	97%	100%	100%	1,972
Frame Shed	1980	432	D 100	2,419	Avq.	70%	100%	100%	1,693
Frame Garage	2015	250	C 100	3,500	Avq.	97%	50%	100%	1,698
1,619 SFLA									
Outbuilding Total									22,599

Acpt Land 24,400 **Accepted Bldg** 74,900 **Total** 99,300

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/18/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11668P063
 Reference 2
 Tran/Land/Bldg 2 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	30,000.00	20,785	100%		20,785
Total Acres 0.24				Land Total		20,785

Dwelling Description

Replacement Cost New

Conventional	Two Story	768 Sqft	Grade C 100	Base	99,943
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,226
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTHS	TWO HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	2007	GOOD	GOOD	Above Average	Typical	100,917			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	89%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1960	120	C 100	1,820	Avg.	74%	100%	100%	1,347
1,536 SFLA						Outbuilding Total			1,347
Acpt Land		20,800	Accepted Bldg		71,400	Total		92,200	

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1847P85
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	30,000.00	18,974 100%		18,974
Total Acres 0.20				Land Total	18,974

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ASBESTOS/ASPHALT 2 OTHER Units-0	676 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof	76,446 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,932
Rooms	10	HEARTH	TWO HEARTH		
Bedrooms	6	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	1/2 Finished			Attic	5,704
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1920	0	TYPICAL	TYPICAL	Fair	Typical	86,280					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
COND/DES/UTIL...	None	50%	68%	100%	29,335						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1920	510	D 110	23,248	Fair	50%	68%	100%	7,904		
ONE STORY FRAME	1920	510	D 110	23,248	Fair	50%	68%	100%	7,904		
Open Frame Porch	1920	75	D 110	1,047	Fair	50%	78%	100%	409		
Open Frame Porch	1920	91	D 110	1,245	Fair	50%	78%	100%	485		
Wood Deck	2009	90	C 100	756	Avg.	97%	100%	100%	733		
2,372 SFLA									17,435		
Acpt Land						19,000	Accepted Bldg		46,800	Total	65,800

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/14/2010
Sale Price 65,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B10624P097
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	30,000.00	18,974 100%		18,974
Total Acres 0.20				Land Total	18,974

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story COMPOSITION 2 OTHER Units-0	728 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	86,622 0 0 0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-5,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	Full Finished			Attic	12,323
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,835
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	OLD TYPE	Old Type	Below Average	Typical	94,928			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	60%	80%	100%	45,565				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1920	312	C 90	17,297	Avq-	60%	89%	100%	9,236
ONE STORY FRAME	1920	312	C 90	14,546	Avq-	60%	89%	100%	7,768
Wood Deck	1920	250	C 90	1,890	Avq-	60%	100%	100%	1,134
Frame Shed	1920	232	C 90	1,462	Avq-	60%	100%	100%	877
Frame Shed	1920	232	C 90	1,462	Avq-	60%	100%	100%	877
Open Frame Porch	1920	75	C 90	1,071	Avq-	60%	100%	100%	643
Open Frame Porch	1920	75	C 90	1,071	Avq-	60%	100%	100%	643
2,080 SFLA									21,178
Acpt Land		19,000		Accepted Bldg		66,700		Total	85,700

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/15/2008
Sale Price 99,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9858P233
Reference 2 B11586P169
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	30,000.00	18,974	100%		18,974
Total Acres 0.20						18,974

Dwelling Description

Replacement Cost New

Conventional	Two Story	676 Sqft	Grade C 90	Base	82,298
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,555
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	11,668
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1925	0	TYPICAL	TYPICAL	Average	Typical	91,411	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....		None		65%	83%	100%	49,316

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1925	68	C 90	983	Avq.	65%	87%	100%	556
Encl Frame Porch	1925	128	C 90	3,352	Avq.	65%	87%	100%	1,896
1 Story/BASEMENT	1925	560	C 90	31,046	Avq.	65%	83%	100%	16,749
ONE STORY FRAME	1925	511	C 90	23,822	Avq.	65%	83%	100%	12,852
2,423 SFLA									
Outbuilding Total									32,053

Acpt Land	19,000	Accepted Bldg	81,400	Total	100,400
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/02/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11703P066
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	30,000.00	17,493 100%		17,493
Total Acres 0.17				Land Total	17,493

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	648 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	79,970 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,449
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	Floor & Stairs			Attic	1,633
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,633
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1850	1950	TYPICAL	TYPICAL	Below Average	Typical	79,789			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
STYLE.....		None		60%	87%	100%			
Value(Rcnld)						41,650			
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1850	240	C 90	11,189	Avq-	60%	87%	100%	5,840
Open Frame Porch	1850	90	C 90	1,260	Avq-	60%	87%	100%	658
Open Frame Porch	1850	48	C 90	731	Avq-	60%	87%	100%	382
Wood Deck	1850	90	C 90	680	Avq-	60%	100%	100%	408
ONE STORY FRAME	1850	120	C 90	5,594	Avq-	60%	100%	100%	3,356
Frame Shed	1850	72	D 100	403	Avq-	60%	50%	100%	121
Frame Garage	1850	324	D 100	3,629	Fair	50%	100%	100%	1,814
1,656 SFLA						Outbuilding Total			12,579
Acpt Land		17,500		Accepted Bldg		54,200		Total	71,700

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/15/2008
 Sale Price 97,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9699P127

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	30,000.00	24,739 100%		24,739
Total Acres 0.34				Land Total	24,739

Dwelling Description

Replacement Cost New

Conventional	Two Story	729 Sqft	Grade C 90	Base	86,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,756
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,233
Rooms	10	HEARTH	TWO HEARTH		
Bedrooms	6	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,292
Attic	Floor & Stairs			Attic	1,837
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Above Average	Typical	94,312			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		70%	78%	100%	51,494		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1920	525	C 90	29,106	Avq+	70%	78%	100%	15,892
1 Story/BASEMENT	1920	525	C 90	29,106	Avq+	70%	78%	100%	15,892
Encl Frame Porch	1920	96	C 90	2,545	Avq+	70%	90%	100%	1,603
Open Frame Porch	2011	150	C 100	2,240	Avq.	97%	100%	100%	2,173
2,508 SFLA									
Outbuilding Total									35,560

Acpt Land 24,700 **Accepted Bldg** 87,100 **Total** 111,800

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 07/22/2009
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10178P280
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 0.58			Land Total			30,160

Dwelling Description

Replacement Cost New

Ranch	One Story	969 Sqft	Grade C 100	Base	79,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	290 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,248
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,388
Rooms	5	HEARTHES	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Above Average	Typical	84,646
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	77%	100%	100%	65,177	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1958	133	C 100	3,864	Avq+	77%	100%	100%	2,975
Open Frame Porch	1958	56	C 100	924	Avq+	77%	100%	100%	711
Frame Garage	1958	675	C 100	9,450	Avq+	77%	100%	100%	7,277
Frame Shed	1958	192	C 100	1,344	Avq.	70%	100%	100%	941
969 SFLA									11,904
Outbuilding Total									11,904

Acpt Land 30,200 **Accepted Bldg** 77,100 **Total** 107,300

Oakland
 Name: LINDQUIST, DAVID

Valuation Report

07/15/2016

Page 1852

Map/Lot:

015-034

Account: 2523 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/22/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10178P280

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Homesite (Fract)	30,000.00	11,225	95%	Vacancy	10,664
0.00	Acres-Rear Land 1-10	2,000.00	160	50%	Size/Shape	0
Total Acres 0.07					Land Total	10,664

Acpt Land	10,700	Accepted Bldg	0	Total	10,700
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/01/1999
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5918P002
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 0.68			Land Total			30,360

Dwelling Description

Replacement Cost New

Cape Cod	One Story	759 Sqft	Grade C 100	Base	66,074
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,126
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	80,200
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						70,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	152	C 100	7,874	Good	88%	100%	100%	6,929
Open Frame Porch	1975	24	C 100	476	Good	88%	100%	100%	419
Frame Shed	1975			----- S O U N D V A L U E -----					200
Encl Frame Porch	1975	40	C 100	1,260	Good	88%	100%	100%	1,109
911 SFLA									8,657
Outbuilding Total									8,657

Acpt Land 30,400 **Accepted Bldg** 79,200 **Total** 109,600

Valuation Report

Account: 3900 Card: 1 of 1

Location: CASCADE MILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography LevelRolling

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B5905P091

Reference 2

Tran/Land/Bldg 1 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Sale Data	
Sale Date	03/01/1999
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		0
0.50	Acres-Homesite (Fract)	2,000.00	360	50%	Size/Shape	37,500
2.77	Acres-Rear Land 1-10	2,500.00	6,925	100%		6,925
Total Acres 3.27					Land Total	44,425

Acpt Land	44,400	Accepted Bldg	0	Total	44,400
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Oakland
 Name: SMITH, RICHARD

Valuation Report

07/15/2016

Page 1855

Map/Lot: 015-036-1

Account: 3435 Card: 1 of 1

Location: 68 CASCADE MILL ROAD

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Rolling
 Utilities All Public
 Street Private

Sale Data
 Sale Date 11/21/2002
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1
 Reference 2
 Tran/Land/Bldg 1 3 40
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	75,000.00	93,675	69%	Corner/Loc	64,636
Total Acres 0.78				Land Total		64,636

Commercial Description

Occupancy Type	Stor.Warehouse..	
Class & Quality	Rigid Frame.Avg.	
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 16'	
Heating/Cooling	Hot Water	
Built	1965	
Remodeled	0	
Base Cost/Sqft		17.89
Heat-Cool/Sqft	+	6.17
Total		24.06
Size Factor	X	1.152
Adjusted Cost/Sqft		27.72
Total Square Feet	X	4,800
Replacement Cost		133,056
Condition	Average	
% Good Physical	X	.66
Functional	X	0.75
Subtotal		65,863
Economic Factor	X 0.60	Total Value 39,518

Acpt Land	64,600	Accepted Bldg	39,500	Total	104,100
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 12/23/2003
Sale Price 84,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7783P149

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 0.65			Land Total			30,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,014 Sqft	Grade C 100	Base	81,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1967	0	TYPICAL	TYPICAL	Average	Typical	83,182			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	100%	64,882				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1967	16	C 100	134	Avq.	78%	100%	100%	105
1,014 SFLA						Outbuilding Total			105

Acpt Land 30,300 **Accepted Bldg** 65,000 **Total** 95,300

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B1527P354
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 0.66			Land Total			30,320

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	107,953
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Fair	Typical	107,953
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		59%	81%	100%
						51,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1955	204	C 100	10,567	Fair	59%	81%	100%	5,050
Encl Frame Porch	1955	60	C 100	1,820	Fair	59%	82%	100%	881
Open Frame Porch	1955	16	C 100	364	Fair	59%	82%	100%	176
Frame Garage	1955	300	D 100	3,360	Avg.	71%	100%	100%	2,386
1,716 SFLA									8,493
Outbuilding Total									8,493

Acpt Land	30,300	Accepted Bldg	60,100	Total	90,400
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B1281P25
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 0.75			Land Total			30,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	875 Sqft	Grade C 100	Base	95,186
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,233
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Good	Typical	100,099
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
OTHER.....	None	77%	97%	100%	74,764	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	50	C 100	840	Avq.	67%	100%	100%	563
Frame Garage	1948	400	C 100	5,600	Avq.	67%	100%	100%	3,752
Frame Shed	2002	144	C 100	1,008	Avq.	97%	100%	100%	978
1,312 SFLA									
Outbuilding Total									5,293

Acpt Land	30,500	Accepted Bldg	80,100	Total	110,600
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 04/01/1995
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B4883P220

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 0.75			Land Total			30,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,088 Sqft	Grade C 100	Base	120,877
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,691
Rooms	5	HEARTHES	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2002	TYPICAL	TYPICAL	Average	Typical	128,088
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	86%	95%	100%	104,648	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1945	32	C 100	1,971	Avq.	86%	98%	100%	1,661
Frame Garage	1945	420	C 100	5,880	Avq.	86%	100%	100%	5,057
Swimming Pool	1994	512	C 100	7,000	Avq.	94%	100%	100%	6,580
Patio	1994	384	C 100	1,075	Avq.	94%	100%	100%	1,010
1,936 SFLA									14,308
Outbuilding Total									14,308

Acpt Land 30,500 **Accepted Bldg** 119,000 **Total** 149,500

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/22/2007
 Sale Price 147,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9479P307
 Reference 2 B11583P274 B11861P324 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 0.77						Land Total 30,540

Dwelling Description

Replacement Cost New

Conventional	Two Story	744 Sqft	Grade C 100	Base	97,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,666
Rooms	8	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Above Average	Typical	104,332
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	100%
						Value Rcnld 76,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	200	C 100	2,940	Avq+	73%	100%	100%	2,146
Encl Frame Porch	1950	96	C 100	2,828	Avq+	73%	100%	100%	2,064
3/4S AD/GAR.....	1990	483	B 100	31,808	Avq.	92%	100%	100%	29,263
ONE STORY FRAME	2008	96	B 100	6,366	Avq.	97%	100%	100%	6,175
1,584 SFLA									Outbuilding Total 39,648

Acpt Land	30,500	Accepted Bldg	115,800	Total	146,300
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2887P241
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 0.80			Land Total			30,600

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,258 Sqft	Grade C 110	Base	106,494
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,875
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	1985	TYPICAL	TYPICAL	Average	Typical	113,603
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	97%	100%	78,238	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1954	192	C 110	10,940	Avq.	71%	97%	100%	7,534
Open Frame Porch	1954	64	C 110	1,140	Avq.	71%	97%	100%	785
Frame Garage	1954	440	C 110	6,776	Avq.	71%	97%	100%	4,667
Frame Shed	1970	144	D 100	806	Avq.	70%	100%	100%	564
1,450 SFLA									
Outbuilding Total									13,550

Acpt Land	30,600	Accepted Bldg	91,800	Total	122,400
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/29/2016
 Sale Price 105,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10310P198
 Reference 2 B11365P061
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	30,000.00	24,739	100%		24,739
Total Acres 0.34						Land Total 24,739

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,134 Sqft	Grade C 100	Base	89,174
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	454 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	7,756
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,794
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	101,404
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	86,193

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1SFr Overhanq	1978	74	C 100	3,833	Avq.	85%	100%	100%	3,258
Wood Deck	2000	400	C 100	3,360	Avq.	97%	100%	100%	3,259
Wood Deck	2011	30	B 100	322	Avq.	97%	100%	100%	312
1,208 SFLA	Outbuilding Total								6,829

Acpt Land 24,700 **Accepted Bldg** 93,000 **Total** 117,700

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 07/23/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B11556P269
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.06	Acres-Rear Land 1-10	2,000.00	4,120	100%		4,120
0.50	Acres-Frontage 1	5,000.00	2,500	100%		2,500
Total Acres 3.06			Land Total			36,620

Dwelling Description

Replacement Cost New

Ranch	One Story	1,110 Sqft	Grade C 100	Base	87,696
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	333 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,166
Heating	100% Electric	Cooling	0% None	Heat	-3,108
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Heavy			Insulation	777
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	88,631
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	76,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	126	C 100	1,904	Avq.	86%	100%	100%	1,637
Frame Garage	1980	598	C 100	8,372	Avq.	86%	100%	100%	7,200
Wood Deck	2009	144	C 100	1,210	Avq.	86%	100%	100%	1,041
1,110 SFLA									
Outbuilding Total									9,878

Acpt Land 36,600 **Accepted Bldg** 86,100 **Total** 122,700

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6137P114
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.54	Acres-Rear Land 1-10	2,000.00	1,080	100%		1,080
Total Acres 1.04			Land Total			31,080

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	1,002 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	174,587 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,925
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	4,938
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,365
Attic	1/4 Finished			Attic	7,148
FirePlaces	3			Fireplace	8,870
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1884	0	TYPICAL	TYPICAL	Average	Typical	191,983
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Overbuilt		None		65%	90% 100%	112,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1806	284	B 100	28,041	Avq.	65%	95%	100%	17,316
Open Frame Porch	1806	72	B 100	1,470	Avq.	65%	100%	100%	956
Encl Frame Porch	1806	378	B 100	13,727	Avq.	65%	100%	100%	8,923
2.00 ST BARN....	1806	840	B 100	24,084	Avq.	65%	70%	100%	10,958
2,430 SFLA									38,153
Outbuilding Total									38,153

Acpt Land 31,100 **Accepted Bldg** 150,500 **Total** 181,600

Neighborhood 22 FAIRFIELD STREET

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B10631P151
 Reference 2
 Tran/Land/Bldg 4 2 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
16.00	Sites-Mobile Home Site	10,000.00	160,000	100%		160,000	
7.60	Acres-Rear Land 1-10	2,000.00	15,200	100%		15,200	
Total Acres 7.60						Land Total	175,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
MAILBOX	2009	1	C 100	1,400	Avg.	97%	100%	100%	1,358
Outbuilding Total									1,358

Acpt Land	175,200	Accepted Bldg	1,400	Total	176,600
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Oakland
 Name: DOUBLE EAGLE PARKS, LLC

Valuation Report

07/15/2016

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Map/Lot: 015-046-001

Account: 3416 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 1

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/10/2011
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Seller Financed
 Verified Seller
 Validity Arms Length Sale

Reference 1 Install. Contract 3/9/13
 Reference 2 1974 Nashua 12X56
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1974	12X52	C 100	17,096	Avg+	60%	100%	90%	9,232
Wood Deck	2009	30	C 100	252	Avg.	97%	100%	90%	220
624 SFLA									
						Outbuilding Total			9,452
Acpt Land			0	Accepted Bldg		9,500	Total		9,500

Oakland
Name: HALL, HEATHER

Valuation Report

07/15/2016

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Map/Lot:

015-046-003

Account: 1976 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 3

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/24/2016
Sale Price 12,000
Sale Type Mobile Home
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 BOS 3/24/16 1986 Titan 14x66 Ser#2887

Reference 2 3bd/2bth TA/BK w/shed

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1986	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504
Frame Shed	1986	64	D 100	358	Ava.	89%	100%	90%	287
924 SFLA						Outbuilding Total			13,791
Acpt Land				0	Accepted Bldg		13,800	Total	13,800

Oakland
 Name: GOODRICH, MARYMAY

Valuation Report

07/15/2016

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Map/Lot: 015-046-004

Account: 2639 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 4

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/08/2009
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 5/8/09

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1988	14X67	B 100	27,610	Ava.	55%	100%	90%	13,667
938 SFLA									13,667
Accpt Land		0				13,700	Total		13,700
			Accepted Bldg						

Oakland
 Name: LAPE, BERTHA M.

Valuation Report

07/15/2016

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Account: 1188 Card: 1 of 1

Map/Lot: 015-046-005
 Location: 54 FAIRFIELD STREET, LOT 5

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 22 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1970	12X66	D 100	15,452	Avq-	45%	100%	90%	6,258	
Wood Deck	1980	36	D 100	242	Same	45%	100%	90%	98	
Frame Shed	1970								100	
792 SFLA						----- S O U N D V A L U E -----				
						Outbuilding Total			6,456	
Acpt Land			0	Accepted Bldg			6,500	Total		6,500

Oakland
 Name: CHURCH, PATTY

Valuation Report

07/15/2016

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Map/Lot:

015-046-006

Account: 3758 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 6

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/19/2016
 Sale Price 1
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Other Non Valid

Reference 1 BOS 3/19/16 1988 SKYLINE Cameron 14x60
 Reference 2 2bd/1bth BG/TA Ser#0716-0432X
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1988	14X70	C 100	25.140	Avg.	55%	100%	90%	12.444
980 SFLA						Outbuilding Total			12.444
Acpt Land			0	Accepted Bldg		12,400	Total		12,400

Oakland
 Name: WEST, RHONDA

Valuation Report

07/15/2016

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Map/Lot:

015-046-007

Account: 1978 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 7

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/07/2015
 Sale Price 7,904
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 5-7-15 2bd/1bth wh/bk w/gable roof
 Reference 2 1968 Roycraft 12x56 + shed
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1968	12X56	D 100	13.582	Avg.	55%	100%	90%	6,723	
Frame Shed	1968			----- SOUND VALUE -----						100
MH GABLE ROOF...	1968	762	C 100	4.267	Avg.	79%	100%	90%	3,034	
Open Frame Porch	1968	40	D 100	560	Avg.	79%	100%	90%	398	
672 SFLA										
						Outbuilding Total			10,255	
Acpt Land			0	Accepted Bldg			10,300	Total		10,300

Oakland
 Name: GRANDMAISON, RICHARD

Valuation Report

07/15/2016

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Map/Lot:

015-046-008

Account: 792 Card: 1 of 1

Location:

54 FAIRFIELD STREET, LOT 8

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1972	12X56	D 100	13,582	Avq-	45%	100%	90%	5,501
Frame Shed	1972					----- S O U N D V A L U E -----			100
672 SFLA						Outbuilding Total			5,601
Acpt Land			0	Accepted Bldg			5,600	Total	5,600

Oakland
 Name: POMERLEAU, BRIANA L.

Valuation Report

07/15/2016

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Account: 1529 Card: 1 of 1

Map/Lot: 015-046-009
 Location: 54 FAIRFIELD STREET, LOT 9

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/19/2008
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 9/19/08
 Reference 2 BOS 10/16/15
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1975	12X56	D 100	13,582	Ava.	55%	100%	90%	6,723
MH GABLE ROOF...	1975	762	C 100	4,267	Ava.	83%	100%	90%	3,188
Wood Deck	2013	48	C 100	403	Ava.	97%	100%	90%	352
672 SFLA									
						Outbuilding Total			10,263
Acpt Land			0	Accepted Bldg		10,300	Total		10,300

Oakland
 Name: GRANDMAISON, THEODORE

Valuation Report

07/15/2016

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Map/Lot:

015-046-10

Account: 3260 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 10

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1985	14X56	C 100	21,080	Avq.	55%	100%	90%	10,435
Wood Deck	1985	48	C 100	403	Avq.	80%	100%	90%	290
Frame Shed	1985			---- S O U N D V A L U E ----					100
Frame Shed	2003			---- S O U N D V A L U E ----					400
784 SFLA				Outbuilding Total					11,225
Acpt Land			0	Accepted Bldg			11,200	Total	11,200

Oakland
 Name: COCHRAN, WILLIAM

Valuation Report

07/15/2016

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Map/Lot:

015-046-11

Account: 3814 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 11

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/01/2013
 Sale Price 3,650
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 2-1-13

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
12 Mobile Home.	1972	12X50	D 100	12.460	Avq-	45%	100%	90%	5.046	
ONE STORY FRAME	2008	288	C 100	14.918	Avq.	97%	100%	90%	13.023	
Encl Frame Porch	2012	24	C 100	812	Avq.	97%	100%	90%	709	
888 SFLA										
Outbuilding Total									18,778	
Accpt Land			0	Accepted Bldg			18,800	Total		18,800

Oakland
 Name: CAHOON, DAN

Valuation Report

07/15/2016

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Map/Lot:

015-046-12

Account: 3891 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 12

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/09/2011
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 06/09/2011

Reference 2

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1979	12X56	C 100	18,092	Ava.	55%	100%	90%	8,956
Frame Shed	1979			----- SOUND VALUE -----					300
672 SFLA									9,256
Acpt Land				0	Accepted Bldg		9,300	Total	9,300

Oakland
 Name: DOUBLE EAGLE PARKS, LLC

Valuation Report

07/15/2016

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Map/Lot:

015-046-13

Account: 1924 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 13

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/02/2014
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 4/2/14 1985 Titan Futura 14x60

Reference 2 Ser#F64F2FK D1224330

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1985	14X60	C 100	22,240	Exc.	75%	100%	90%	15,012
Wood Deck	1985	90	C 100	756	Avg.	80%	100%	90%	545
Frame Shed	1985	80	D 100	448	Avg.	75%	100%	90%	302
840 SFLA						Outbuilding Total			15,859
Acpt Land		0	Accepted Bldg		15,900	Total			15,900

Oakland
 Name: HARWOOD, ROBERT

Valuation Report

07/15/2016

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Map/Lot: 015-046-14

Account: 3551 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 14

Neighborhood 22 FAIRFIELD STREET

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 1974 12x46 New Moon 2bd/1bth

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1974	12X46	D 100	11,712	Avg-	45%	100%	100%	5,270	
Frame Shed	1974			----- SOUND VALUE -----						100
Encl Frame Porch	2006	96	C 100	2,828	Avg.	97%	100%	100%	2,743	
MH GABLE ROOF...	2006	552	D 100	2,472	Avg.	97%	100%	100%	2,398	
Wood Deck	2012	64	D 100	430	Avg.	97%	100%	100%	417	
552 SFLA										
Outbuilding Total									10,928	
Acpt Land			0	Accepted Bldg			10,900	Total		10,900

Oakland
 Name: GERARD, LAWRENCE

Valuation Report

07/15/2016

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Map/Lot:

015-046-15

Account: 3034 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 15

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1980	14X56	C 100	21,080	Avq.	55%	100%	90%	10,435
Wood Deck	1980	72	C 100	605	Avq.	80%	100%	90%	436
Frame Shed	1980					---- S O U N D V A L U E ----			100
Frame Shed	1980					---- S O U N D V A L U E ----			200
784 SFLA						Outbuilding Total			11,171
Acpt Land			0	Accepted Bldg			11,200	Total	11,200

Oakland
 Name: BRETON, RICK

Valuation Report

07/15/2016

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Map/Lot:

015-046-16

Account: 3004 Card: 1 of 1

Location: 54 FAIRFIELD STREET, LOT 16

Neighborhood 92 BREENS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/02/2012
 Sale Price 6,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 Inst.Contract 9-1-15

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1988	14X68	B 100	27.940	Ava.	55%	100%	90%	13,830
Wood Deck	1988	120	C 100	1.008	Avq-	89%	100%	90%	807
Frame Shed	1988								200
952 SFLA						----- S O U N D V A L U E -----			
								Outbuilding Total	14,837
Acpt Land		0						Accepted Bldg	14,800
								Total	14,800

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/04/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10631P151
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.00			Land Total			31,000

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 2 OTHER Units-0	1,360 Sqft Masonry Trim Roof Cover	Grade C 100 None Sheet Metal	Base Trim Roof	154,644 0 0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-5,712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,702
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,560
Attic	Floor & Stairs			Attic	3,808
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Average	Typical	169,102
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	86%	100%	94,528	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	259	C 100	7,392	Avq.	65%	100%	100%	4,805
Encl Frame Porch	1900	140	C 100	4,060	Avq.	65%	100%	100%	2,639
1.25 ST SHED....	1900	720	C 100	5,796	Avq.	65%	100%	100%	3,767
2,720 SFLA									
Outbuilding Total									11,211

Acpt Land 31,000 **Accepted Bldg** 105,700 **Total** 136,700

Oakland
Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

015-047

Account: 665 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 4 99
X Coordinate 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	21,000.00	12,945	95%	Vacancy	0
0.19	Acres-Homesite (Fract)	2,000.00	1,000	80%	Size/Shape	9,838
Total Acres 0.19					Land Total	9,838

Acpt Land	9,800	Accepted Bldg	0	Total	9,800
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/07/2009
 Sale Price 174,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10150P063
 Reference 2
 Tran/Land/Bldg 1 1 7
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 48 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	30,000.00	27,821 100%		27,821
Total Acres 0.43				Land Total	27,821

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 6 OTHER Units-0	1,240 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	222,340 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-7,333
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,604
Rooms	18	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	5		
Baths	6	Half Baths	0	Plumbing	29,568
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1990	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total
						253,179
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	82%	100%	190,998	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2009	1040	B 110	90,202	Avq.	97%	82%	100%	71,747
Wood Deck	1990	280	B 110	3,311	Avq.	92%	100%	100%	3,046
Open Frame Porch	1990	280	B 110	5,716	Avq.	92%	100%	100%	5,259
Frame Bay Window	1990	72	B 110	5,251	Avq.	92%	82%	100%	3,961
ONE STORY FRAME	1990	24	B 110	1,751	Avq.	92%	82%	100%	1,321
Wood Deck	2010	96	B 100	1,032	Avq.	97%	100%	100%	1,001
SPRINKLERS/00...	2010	59	B 110	31,751	Avq.	97%	100%	100%	30,798
3,616 SFLA									
Outbuilding Total									117,133

Acpt Land	27,800	Accepted Bldg	308,100	Total	335,900
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/02/2006
Sale Price 145,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9010P220

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	30,000.00	23,622	100%		23,622
Total Acres 0.31						23,622

Dwelling Description

Replacement Cost New

Garrison	Two Story	899 Sqft	Grade C 105	Base	117,650
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,643
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1970	TYPICAL	TYPICAL	Above Average	Typical	122,498
Functional Obsolescence						Value(Rcnld)
None						84,034

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
1 Story/BASEMENT	1920	150	C 105	9,702	Avq+	70%	98%	100%	6,655	
Open Frame Porch	1920	98	C 100	1,512	Avq.	65%	100%	100%	983	
Open Frame Porch	1920	36	C 100	644	Avq.	65%	100%	100%	419	
Swimming Pool	2007	1632	C 100	7,000	Avq.	97%	100%	100%	6,790	
Wood Deck	2010	676	C 100	5,678	Avq.	97%	100%	100%	5,508	
Frame Shed	2012								500	
----- S O U N D V A L U E -----									500	
1,948 SFLA									20,855	

Acpt Land 23,600 **Accepted Bldg** 104,900 **Total** 128,500

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/02/2002
Sale Price 102,800
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7136P161
Reference 2
Tran/Land/Bldg 4 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 0.66			Land Total			30,320

Dwelling Description

Replacement Cost New

Conventional	Two Story	882 Sqft	Grade C 100	Base	110,477
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	2,470
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,470
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1931	0	TYPICAL	TYPICAL	Average	Typical	113,813	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		65%	99%	100%	73,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1931	35	C 100	630	Avq.	65%	100%	100%	410
Encl Frame Porch	1931	25	C 100	840	Avq.	65%	100%	100%	546
Frame Garage	1931	336	C 100	4,704	Avq.	70%	100%	100%	3,293
Wood Deck	1984	70	C 100	588	Avq.	75%	100%	100%	441
1,764 SFLA									
Outbuilding Total									4,690

Acpt Land	30,300	Accepted Bldg	77,900	Total	108,200
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/01/1995
 Sale Price 116,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4863P055

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.07	Acres-Rear Land 1-10	2,000.00	140	100%		140
Total Acres 0.57			Land Total			30,140

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	972 Sqft	Grade C 110	Base	121,961
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,610
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,310
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	130,653
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		94%	99% 100%	121,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2011	144	B 100	1,548	Avq.	97%	100%	100%	1,502
Swimming Pool	1996	512	C 100	7,000	Avq.	95%	100%	100%	6,650
Patio	1996	288	C 100	806	Avq.	95%	100%	100%	766
1.75 ST GARAGE..	2006	912	B 100	22,880	Avq.	97%	100%	100%	22,194
1,701 SFLA						Outbuilding Total			31,112

Acpt Land 30,100 **Accepted Bldg** 152,700 **Total** 182,800

Oakland
 Name: MOSES, JAMES R.

Valuation Report

07/15/2016

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Map/Lot:

015-051-1

Account: 3468 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Sale Data	
Sale Date	11/16/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9003P186
 Reference 2 B10891P101
 Tran/Land/Bldg 4 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	30,000.00	30,000	95%	Vacancy	0	
0.50	Acres-Homesite (Fract)	2,000.00	140	50%	Access	14,250	
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500	
Total Acres 0.75					Land Total	14,750	

Accpt Land	14,800	Accepted Bldg	0	Total	14,800
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/28/2006
Sale Price 158,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10899P217
Reference 2 B10891P101
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 0.70			Land Total			30,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	870 Sqft	Grade C 110	Base	112,284
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,930
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Good	Typical	121,682
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	96% 100%	89,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1948	566	C 110	32,250	Good	77%	96%	100%	23,840
ONE STORY FRAME	1948	195	C 110	11,110	Good	77%	96%	100%	8,213
Open Frame Porch	1948	15	C 110	385	Good	77%	100%	100%	296
Open Frame Porch	1948	16	C 110	400	Good	77%	100%	100%	308
1.50 ST GARAGE..	1948	586	C 110	11,732	Good	77%	100%	100%	9,034
2,283 SFLA									
Outbuilding Total									41,691

Acpt Land	30,400	Accepted Bldg	131,600	Total	162,000
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1 B3144P159
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	30,000.00	27,166 100%		27,166
Total Acres 0.41				Land Total	27,166

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	844 Sqft Masonry Trim Roof Cover	Grade C 100 48Sqft Asphalt Shingles	Base Trim Roof	106,966 202 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,545
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,159
Rooms	7	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Floor & Stairs			Attic	2,363
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1970	TYPICAL	TYPICAL	Average	Typical	112,665
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	96%	100%	70,303	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	312	D 100	12,929	Avq.	84%	96%	100%	10,426
Frame Garage	1976	728	C 100	10,192	Avq.	84%	100%	100%	8,561
ONE STORY FRAME	1920	192	C 100	9,946	Avq.	65%	96%	100%	6,206
ONE STORY FRAME	1920	12	C 100	622	Avq.	65%	96%	100%	388
Swimming Pool	1980	729	C 100	7,000	Avq.	99%	100%	100%	6,930
Wood Deck	1997	100	C 100	840	Avq.	96%	100%	100%	806
Wood Deck	2014	100	B 100	1,075	Avq.	97%	100%	100%	1,043
Open Frame Porch	2012	100	C 100	1,540	Avq.	97%	100%	100%	1,494
2,204 SFLA						Outbuilding Total			35,854

Acpt Land	27,200	Accepted Bldg	106,200	Total	133,400
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/08/2001
 Sale Price 68,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6714P293
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	30,000.00	27,495	100%		27,495
Total Acres 0.42			Land Total			27,495

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 3 OTHER Units-0	1,146 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	127,453 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,332
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,083
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	135,764			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	79% 100%	69,715			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1920	40	C 90	2,425	Avq.	65%	79%	100%	1,245
2S Frame Shed	1920	240	C 90	2,268	Avq.	65%	100%	100%	1,474
Frame Garage	1968	624	C 100	8,736	Avq.	65%	100%	100%	5,678
2,352 SFLA				Outbuilding Total					8,397

Acpt Land 27,500 **Accepted Bldg** 78,100 **Total** 105,600

Oakland
 Name: VIOLETTE, DONALD H.

Valuation Report

07/15/2016

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Map/Lot: 015-055

Account: 1734 Card: 1 of 1

Location: 1 GREELEY STREET

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/1990
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3848P144

Reference 2

Tran/Land/Bldg 1 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Sites-Mobile Home Site	10,000.00	40,000	100%		40,000
0.32	Acres-Rear Land 1-10	2,000.00	640	100%		640
Total Acres 0.32					Land Total	40,640

Acpt Land 40,600 **Accepted Bldg** 0 **Total** 40,600

Oakland
 Name: VIOLETTE, DONALD

Valuation Report

07/15/2016

Page 1892

Map/Lot:

015-055-01

Account: 3210 Card: 1 of 1

Location:

1 GREELEY STREET

Neighborhood 93 VIOLETTE MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1991	14X56	B 100	23,980	Avq.	55%	100%	90%	11,870	
Frame Shed	1991	96	D 100	538	Avq.	92%	100%	90%	446	
784 SFLA										
						Outbuilding Total			12,316	
Acpt Land			0	Accepted Bldg			12,300	Total		12,300

Oakland
 Name: POULIN, CLAUDETTE C.

Valuation Report

07/15/2016

Page 1893

Map/Lot:

015-055-03

Account: 1493 Card: 1 of 1

Location:

3 GREELEY STREET

Neighborhood 93 VIOLETTE MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All PublicAll Public
 Street Paved

Sale Data
 Sale Date 09/23/2011
 Sale Price 12,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 9/23/11
 Reference 2 1988 Oxford 14x70 S70-09-88
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1988	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504
Frame Shed	1988	96	D 100	538	Ava-	40%	60%	90%	116
924 SFLA									
						Outbuilding Total			13,620
Accpt Land			0	Accepted Bldg		13,600	Total		13,600

Oakland
 Name: WEYMOUTH, MICHAEL

Valuation Report

07/15/2016

Page 1894

Map/Lot:

015-055-05

Account: 2105 Card: 1 of 1

Location:

5 GREELEY STREET

Neighborhood 93 VIOLETTE MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/22/2007
 Sale Price 17,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 4/22/07

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1985	14X56	B 100	23,980	Ava.	55%	100%	90%	11,870
Carport/Canopy	1985	252	D 100	1,270	Same	55%	100%	90%	629
Frame Shed	1985	80	C 100	560	Ava.	80%	100%	90%	403
Open Frame Porch	1985	48	D 100	650	Ava.	89%	100%	90%	520
784 SFLA									
						Outbuilding Total			13,422
Acpt Land			0	Accepted Bldg		13,400	Total		13,400

Oakland
 Name: VIOLETTE, DONALD

Valuation Report

07/15/2016

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Map/Lot:

015-055-07

Account: 3287 Card: 1 of 1

Location:

7 GREELEY STREET

Neighborhood 93 VIOLETTE MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1984	14X52	B 100	22,660	Avq.	55%	100%	90%	11,217	
Frame Shed	1984	56	D 100	314	Avq.	70%	100%	90%	198	
728 SFLA										
						Outbuilding Total			11,415	
Acpt Land			0	Accepted Bldg			11,400	Total		11,400

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/17/2003
 Sale Price 84,495
 Sale Type Land & Buildings
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 B7741P038

Reference 2

Tran/Land/Bldg 4 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	21,000.00	24,848 100%		24,848
Total Acres 0.70				Land Total	24,848

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade C 100	Base	92,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	Open 5 Choice 9	HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	82,547			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	95%			
Value(Rcnld)						76,067			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2003					----- S O U N D V A L U E -----			200
Wood Deck	1999	192	C 100	1,613	Avq.	97%	100%	95%	1,487
Frame Garage	2005	768	B 100	13,762	Avq.	97%	100%	95%	12,682
1,188 SFLA						Outbuilding Total			14,369

Acpt Land 24,800 **Accepted Bldg** 90,400 **Total** 115,200

Oakland
 Name: MCAVOY, PETER J.

Valuation Report

07/15/2016

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Map/Lot: 015-057

Account: 2786 Card: 1 of 1

Location: 15 AYER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3290P42
 Reference 2 B12087P17
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.63	Acres-Rear Land 1-10	1,400.00	882	100%		882
Total Acres 1.13			Land Total			21,882

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,480 Sqft	Grade B 100	Base		212,137
Exterior	ALUM/VINYL	Masonry Trim	240Sqft	Trim		1,290
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-7,956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		9,336
Rooms	8	HEARTHS	Open 5 Choice 9			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,226
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1920	0	TYPICAL	TYPICAL	Good	Typical				218,033	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		Location		75%	90%	86%				125,832
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1920	105	B 100	2,061	Good	75%	100%	85%	1,322	
Open Frame Porch	1920	45	B 100	986	Good	75%	100%	85%	633	
ONE STORY FRAME	1990	552	B 100	36,600	Avq.	92%	90%	85%	25,911	
Frame Garage	1986	1500	B 100	26,880	Avq.	89%	100%	85%	20,454	
Wood Deck	2009	552	B 100	5,935	Avq.	97%	100%	85%	4,922	
3,512 SFLA									53,242	
Outbuilding Total									53,242	

Acpt Land 21,900 **Accepted Bldg** 179,100 **Total** 201,000

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/19/2013
 Sale Price 1,801,851
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11601P184

Reference 2

Tran/Land/Bldg 4 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.00	Acres-Baselot	20,000.00	140,000	100%		140,000
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
2.30	Acres-Rear Land 1-10	1,000.00	2,300	100%		2,300
Total Acres 10.30						Land Total 162,300

Commercial Description

Occupancy Type	Manufacturing...	Service Garage..
Class & Quality	Frame.....Avg.	Frame.....Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 14'	1 STORY @ 14'
Heating/Cooling	Space Heaters	NONE
Built	1994	1988
Remodeled	0	0
Base Cost/Sqft	21.93	22.56
Heat-Cool/Sqft	+ 1.80	0.00
Total	23.73	22.56
Size Factor	X 1.043	1.086
Adjusted Cost/Sqft	24.75	24.50
Total Square Feet	X 10,000	5,000
Replacement Cost	247,500	122,500
Condition	Good	Good
% Good Physical	X .95	.90
Functional	X 1.00	1.00
Subtotal	235,125	110,250
Economic Factor	X 0.90	Total Value 310,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1989	1200	C 100	92,400	Avq.	91%	100%	90%	75,676
BSMT OFFICE.....	2014	1200	C 100	59,920	Avq.	97%	100%	90%	52,310
GARAGE MAS COM..	1960	4056	C 100	198,744	Avq.	60%	50%	90%	53,661
WAREHOUSE WD....	2000	5000	C 100	127,120	Avq.	97%	100%	90%	110,975
COV LOAD DOCK...	2000	1600	B 100	43,008	Avq.	97%	100%	90%	37,546
COV LOAD DOCK...	2000	440	B 100	11,827	Avq.	97%	100%	90%	10,325
COV LOAD DOCK...	2014	800	C 100	16,800	Avq.	97%	100%	90%	14,666
UTILITY BLDG....	2014								10,000
15,000 SF				----- S O U N D V A L U E -----					10,000
Outbuilding Total									365,159

Acpt Land	162,300	Accepted Bldg	676,000	Total	838,300
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/19/2013
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11601P184
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,472 Sqft	Grade D 110	Base	96,796
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	Open 5 Choice 9		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	85,413			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	93%	100%	95%	75,462				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	96	D 110	1,306	Ava.	93%	100%	95%	1,154
Encl Frame Porch	1992	70	D 110	1,848	Ava.	93%	100%	95%	1,633
Frame Garage	1992	576	C 100	8,064	Ava.	93%	100%	95%	7,125
1,472 SFLA									9,912
Acpt Land		0	Accepted Bldg		85,400	Total			85,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1420P143
 Reference 2
 Tran/Land/Bldg 4 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.24	Acres-Rear Land 1-10	1,400.00	336	100%		336
Total Acres 0.74			Land Total			21,336

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 2 OTHER Units-0	1,400 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	158,340 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,899
Rooms	12	HEARTHES	Open 5 Choice 9		
Bedrooms	6	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	165,239
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
STYLE.....	Location	65%	77%	86%	70,710	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	45	C 100	770	Avq.	65%	90%	85%	386
Open Frame Porch	1920	98	C 100	1,512	Avq.	65%	90%	85%	757
Frame Garage	1920	288	D 100	3,226	Avq-	35%	100%	85%	965
2,800 SFLA	Outbuilding Total								2,108

Acpt Land	21,300	Accepted Bldg	72,800	Total	94,100
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/2001
 Sale Price 49,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6746P215

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993 100%		15,993
Total Acres 0.29				Land Total	15,993

Dwelling Description

Replacement Cost New

Conventional	Two Story	448 Sqft	Grade C 95	Base	66,856
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,788
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,097
Rooms	8	HEARTHES	Open 5 Choice 9		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,990
Attic	Floor & Stairs			Attic	1,192
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Above Average	Typical	72,347			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		70%	82%	95%	39,451		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	48	C 95	1,410	Avq+	70%	90%	95%	844
ONE STORY FRAME	1920	136	C 95	6,692	Avq+	70%	82%	95%	3,649
1 ST ATT.SHED...	1920	286	C 95	1,901	Avq+	70%	90%	95%	1,138
Frame Shed	1960	252	D 100	1,411	Fair	63%	100%	95%	845
1.5 Story/BSMT	1920	504	C 95	36,935	Avq+	70%	82%	95%	20,140
1,788 SFLA									
Outbuilding Total									26,616
Acpt Land		16,000	Accepted Bldg		66,100	Total			82,100

Oakland
 Name: LUCE, MARY O.

Valuation Report

07/15/2016

Page 1902

Map/Lot: 015-061

Account: 1311 Card: 1 of 1

Location: 10 AYER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1397P417

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	21,000.00	19,016	100%		19,016
Total Acres 0.41				Land Total		19,016

Dwelling Description

Replacement Cost New

Conventional	Two Story	480 Sqft	Grade C 90	Base	65,999
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,814
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	8	HEARTHES	Open 5 Choice 9		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	Floor & Stairs			Attic	1,210
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	71,304			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		Location		60%	81%	90%	31,275		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	204	C 90	9,510	Avq-	60%	81%	90%	4,172
Open Frame Porch	1920	40	C 90	630	Avq-	60%	90%	90%	307
1.5 Story/BSMT	1920	540	C 90	37,491	Avq-	60%	81%	90%	16,445
Frame Shed	1920	440	D 100	2,464	Avq-	60%	100%	90%	1,334
1.75 ST GARAGE..	1920	1200	D 100	18,816	Avq-	60%	20%	90%	2,038
1,974 SFLA							Outbuilding Total		24,296
Acpt Land		19,000	Accepted Bldg		55,600	Total		74,600	

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/18/2007
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9503P257

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	21,000.00	11,502	100%		11,502
Total Acres 0.15						11,502

Dwelling Description

Replacement Cost New

Conventional	One Story	985 Sqft	Grade C 95	Base	75,996
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	5	HEARTHS	Open 5 Choice 9		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1952	0	TYPICAL	TYPICAL	Average	Typical	76,992			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	95%			
Value(Rcnld)						51,200			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1952	280	D 100	3,136	Poor	20%	100%	95%	596
985 SFLA						Outbuilding Total			596

Acpt Land 11,500 **Accepted Bldg** 51,800 **Total** 63,300

Neighborhood 1 VILLAGE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1588P188

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
0.31	Acres-Rear Land 1-10	2,000.00	620	100%		620
Total Acres 0.81			Land Total			21,833

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade C 95	Base	86,519
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,681
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,146
Rooms	7	HEARTH	ONE HEARTH	HEARTH	798
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	Floor & Stairs			Attic	1,788
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Average	Typical	91,964
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	Location	65%	99%	90%	53,261	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1935	164	C 95	9,597	Avq.	65%	99%	90%	5,558
Encl Frame Porch	1935	16	C 95	559	Avq.	65%	100%	90%	327
ONE STORY FRAME	1935	352	C 100	18,234	Avq.	65%	99%	90%	10,560
Encl Frame Porch	1935	20	C 100	700	Avq.	65%	100%	90%	410
1.25 ST GARAGE..	1935	640	C 100	10,304	Avq-	55%	75%	90%	3,825
1.75 ST GARAGE..	1935	640	C 100	12,544	Avq-	55%	75%	90%	4,657
Frame Shed	1935								200
1,860 SFLA				----- S O U N D V A L U E -----					200
								Outbuilding Total	25,537

Acpt Land	21,800	Accepted Bldg	78,800	Total	100,600
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1448P794
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	21,000.00	16,800 100%		16,800
Total Acres 0.32				Land Total	16,800

Dwelling Description

Replacement Cost New

Conventional	Two Story	432 Sqft	Grade C 95	Base	65,452
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,724
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,022
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,192
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	68,942			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
STYLE.....	None	60%	89%	95%	34,974				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1920	486	C 95	35,616	Avq-	60%	89%	95%	18,068
ONE STORY FRAME	1920	102	C 95	5,019	Avq-	60%	89%	95%	2,545
ONE STORY FRAME	1920	102	C 95	5,019	Avq-	60%	89%	95%	2,545
Encl Frame Porch	1920	36	C 95	1,091	Avq-	60%	90%	95%	560
Frame Shed	1920	300	C 100	2,100	Avq.	20%	100%	95%	399
Frame Shed	1990	144	C 100	1,008	Avq.	95%	100%	95%	910
1,797 SFLA									25,027
Outbuilding Total									25,027
Acpt Land		16,800		Accepted Bldg		60,000		Total	76,800

Oakland
 Name: STURK, JANE E.

Valuation Report

07/15/2016

Page 1906

Map/Lot: 015-065

Account: 2462 Card: 1 of 1

Location: 11 AYER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3327P259

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	21,000.00	16,800	100%		16,800
Total Acres 0.32						Land Total
						16,800

Dwelling Description

Replacement Cost New

Conventional	Two Story	448 Sqft	Grade C 90	Base	60,171
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,987
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Fair	Typical	64,245
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
STYLE.....	None	50%	81%	95%	24,718	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1920	504	C 90	34,990	Fair	50%	81%	95%	13,462
ONE STORY FRAME	1920	93	C 90	4,336	Fair	50%	81%	95%	1,669
ONE STORY FRAME	1920	93	C 90	4,336	Fair	50%	81%	95%	1,669
Encl Frame Porch	1920	40	C 90	1,134	Fair	50%	90%	95%	484
1,838 SFLA									
Outbuilding Total									17,284

Acpt Land	16,800	Accepted Bldg	42,000	Total	58,800
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1 B3358P262

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 0 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993	100%		15,993
Total Acres 0.29						15,993

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	660 Sqft	Grade C 100	Base		77,969
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,439
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,680
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2009	TYPICAL	TYPICAL	Average	Typical	79,316
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	95%	48,978	

Outbuildings/ Additions/ Improvements		Percent Good		Value
Description	Year	Units	Grade	Rcnld
Wood Deck	2006	146	B 100	1,446
Encl Frame Porch	1920	72	C 100	1,331
ONE STORY FRAME	1920	7	C 100	224
Encl Frame Porch	1920	28	C 100	571
ONE STORY FRAME	1920	312	C 100	4,990
Encl Frame Porch	1920	16	C 100	181
Frame Shed	1920	112	D 100	357
Frame Shed	1920	176	D 100	562
1.75 ST GARAGE..	1920	320	D 100	2,860
Frame Shed	1920	390	D 100	1,037
1,309 SFLA				13,559

Acpt Land	16,000	Accepted Bldg	62,500	Total	78,500
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Oakland
 Name: JACKSON, CHARLES H. II

Valuation Report

07/15/2016

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Map/Lot: 015-067

Account: 4558 Card: 1 of 1

Location: 12 GREELEY STREET

Neighborhood 1 VILLAGE.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/01/2013
 Sale Price 18,250
 Sale Type Land Only
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 8/1/11

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 63 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	30,000.00	18,974	100%		18,974
Total Acres 0.20						18,974

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	989	14X68	C 100	24.560	Ava.	55%	100%	100%	13.508
Frame Shed	2015	200	B 100	1.792	Ava.	97%	100%	100%	1.738
952 SFLA						Outbuilding Total			15,246

Acpt Land	19,000	Accepted Bldg	15,200	Total	34,200
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/19/2008
Sale Price 99,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9861P233

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	21,000.00	12.600 100%		12,600
Total Acres 0.18				Land Total	12,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade C 100	Base	91,073
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Average	Typical	96,905
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	97%	95%
						59,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1948	24	C 100	476	Avq.	67%	100%	95%	303	
Open Frame Porch	1948	48	C 100	812	Avq.	67%	100%	95%	517	
Wood Deck	1948	96	C 100	806	Avq.	67%	100%	95%	513	
ONE STORY FRAME	1948	168	C 100	8,702	Avq.	67%	100%	95%	5,538	
Frame Shed	1948								400	
----- S O U N D V A L U E -----										
1,512 SFLA									Outbuilding Total	7,271

Acpt Land 12,600 **Accepted Bldg** 67,100 **Total** 79,700

Valuation Report

Account: 840 Card: 1 of 1

Location: 12 FAIRFIELD STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/16/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8850P164

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	21,000.00	14,243 100%		14,243
Total Acres 0.23				Land Total	14,243

Dwelling Description

Replacement Cost New

Conventional	Two Story	768 Sqft	Grade C 95	Base	96,845
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-6,639
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,595
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,990
Attic	Floor & Stairs			Attic	2,043
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Fair	Typical	99,834
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	91%	95%
						43,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	72	C 95	3,543	Fair	50%	91%	95%	1,532
ONE STORY FRAME	1920	72	C 95	3,543	Fair	50%	91%	95%	1,532
Open Frame Porch	1920	32	C 95	559	Fair	50%	100%	95%	266
Frame Shed	1920	180	D 100	1,008	Fair	50%	100%	95%	479
Frame Shed	1920	180	D 100	1,008	Fair	50%	100%	95%	479
1,680 SFLA									4,288
Outbuilding Total									4,288

Acpt Land 14,200 **Accepted Bldg** 47,400 **Total** 61,600

Oakland
 Name: WHITAKER, SCOTT

Valuation Report

07/15/2016

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Map/Lot: 015-070

Account: 463 Card: 1 of 1

Location: 10 FAIRFIELD STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 03/07/2006
 Sale Price 3,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8825P301
 Reference 2 B12288P51 DV
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	21,000.00	17,060	100%		17,060
Total Acres 0.33					Land Total	17,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value	Rcnld
Frame Shed	0									600	
----- S O U N D V A L U E -----										600	
Outbuilding Total										600	

Acpt Land	17,100	Accepted Bldg	600	Total	17,700
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/07/2006
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8825P299
Reference 2 B12288P51 DV
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	21,000.00	15,143	100%		15,143
Total Acres 0.26						Land Total 15,143

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	522 Sqft	Grade C 90	Base	61,431
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,973
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,736
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	61,194
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				65%	100%	90%
						35,898

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1920	318	C 90	4,133	Avq.	65%	100%	90%	2,424
ONE STORY FRAME	1920	90	C 90	4,196	Avq.	65%	100%	90%	2,461
1 Story/BASEMENT	1920	242	C 90	13,416	Fair	55%	100%	90%	6,660
Frame Shed	1920	454	C 100	3,178	Avq.	40%	100%	90%	1,147
1,115 SFLA									
Outbuilding Total								12,692	

Acpt Land	15,100	Accepted Bldg	48,600	Total	63,700
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Oakland
 Name: HANNA, PAUL L. JR.

Valuation Report

07/15/2016

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Map/Lot: 015-072

Account: 192 Card: 1 of 1

Location: 4 FAIRFIELD STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3141P77

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	21,000.00	11,112 100%		11,112
Total Acres 0.14				Land Total	11,112

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	700 Sqft	Grade C 95	Base	78,893
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,867
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	81,760			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		60%	97%	86%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1920	140	D 100	784	Fair	40%	100%	85%	268
1 & 1/2 STORY FR	1920	32	C 95	2,047	Avq.	65%	100%	85%	1,138
Wood Deck	2000	64	C 100	538	Avq.	97%	100%	85%	446
1,273 SFLA									
Outbuilding Total								1,852	

Acpt Land 11,100 **Accepted Bldg** 42,500 **Total** 53,600

Oakland
 Name: BRICKETT, RAYMOND A.

Valuation Report

07/15/2016

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Map/Lot: 015-074

Account: 265 Card: 1 of 1

Location: 5 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 07/01/2000
 Sale Price 18,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B6287P046

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	75,000.00	41,079	100%		41,079
Total Acres 0.15						41,079

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1948	1404	D 100	68,047	Fair	53%	40%	100%	14,426
Frame Garage	1980	448	D 100	5,018	Avg.	86%	100%	100%	4,315
Outbuilding Total									18,741

Acpt Land	41,100	Accepted Bldg	18,700	Total	59,800
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/01/1997
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5305P321

Reference 2

Tran/Land/Bldg 1 2 19

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 0.58					Land Total	75,200

Commercial Description

Occupancy Type	Medical Office..	
Class & Quality	Frame.....Avg.	
# Dwelling Units	0	
Exterior	Wood Siding	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	HVAC	
Built	1976	
Remodeled	2012	
Base Cost/Sqft	54.84	
Heat-Cool/Sqft	+	17.82
Total	72.66	
Size Factor	X	1.058
Adjusted Cost/Sqft	76.87	
Total Square Feet	X	2,796
Replacement Cost	214,929	
Condition	Good	
% Good Physical	X	.97
Functional	X	1.00
Subtotal	208,481	
Economic Factor	X 1.00	Total Value 208,481

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Unfinished Attic	1976	1250	C 100	3,500	Avq.	84%	100%	100%	2,940
2,796 SF	Outbuilding Total								2,940

Acpt Land 75,200 **Accepted Bldg** 211,400 **Total** 286,600

Account: 4117 Card: 1 of 1

Location: 9 PLEASANT STREET, UNIT 2

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/12/2002
 Sale Price 90,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B6979P132

Reference 2 UNIT 2

Tran/Land/Bldg 1 2 19

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Commercial Description

Occupancy Type Medical Office..
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Wood Siding
 Stories & Height 1 STORY @ 10'
 Heating/Cooling HVAC
 Built 1976
 Remodeled 2012
 Base Cost/Sqft 54.84
 Heat-Cool/Sqft + 17.82
 Total 72.66
 Size Factor X 1.045
 Adjusted Cost/Sqft 75.93
 Total Square Feet X 2,545
 Replacement Cost 193,242
 Condition Good
 % Good Physical X .97
 Functional X 1.00
 Subtotal 187,445
 Economic Factor X 1.00

Total Value 187,445

Accpt Land 0 **Accepted Bldg** 187,400 **Total** 187,400

Oakland

Valuation Report

07/15/2016

Name: PLEASANT STREET OWNERS ASSOCIATION

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% BRUCE J. HEBDA, MD

Map/Lot:

015-075-B

Account: 4118 Card: 1 of 1

Location:

9 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1

Reference 2 COMMON ELEMENTS

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
ONE STORY FRAME	1976	240	C 100	12,432	Ava.	84%	100%	100%	10,443	
240 SFLA									10,443	
Accpt Land						0	Accepted Bldg		10,400	Total
									10,400	

Oakland
 Name: VIOLETTE, HARVEY J.

Valuation Report

07/15/2016

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Map/Lot: 015-076

Account: 744 Card: 1 of 1

Location: 17 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	05/01/1996
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B2057P239
 Reference 2 B11683P180
 Tran/Land/Bldg 1 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Sites-Mobile Home Site	10,000.00	100,000	100%		100,000
Total Acres 0.00				Land Total		100,000
Acpt Land		100,000	Accepted Bldg	0	Total	100,000

Oakland
 Name: LECLAIR, MICHAEL J.

Valuation Report

07/15/2016

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Map/Lot:

015-076-02

Account: 1919 Card: 1 of 1

Location:

17 PLEASANT STREET, LOT 2

Neighborhood 95 VIOLLETTE-PLEA

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/18/2002
 Sale Price 8,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1984	14X52	B 100	22,660	Fair	35%	100%	90%	7,138
Encl Frame Porch	2015	96	D 110	2,489	Avq-	96%	90%	90%	1,935
728 SFLA									
						Outbuilding Total			9,073
Acpt Land			0	Accepted Bldg		9,100	Total		9,100

Oakland
 Name: VIOLETTE, HARVEY J.

Valuation Report

07/15/2016

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Map/Lot: 015-076-03

Account: 728 Card: 1 of 1

Location: 17 PLEASANT STREET, LOT 3

Neighborhood 95 VIOLETTE-PLEA

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1987	14X66	A 100	34,133	Avq.	55%	100%	90%	16,896	
Open Frame Porch	1987	144	D 100	1,725	Same	55%	100%	90%	854	
MH SLAB.....	1987	1056	D 100	2,957	Fair	85%	100%	90%	2,262	
Frame Shed	1987								200	
						----- S O U N D V A L U E -----				
924 SFLA									20,212	
Acpt Land				0	Accepted Bldg		20,200	Total	20,200	

Oakland
 Name: WING, BETTY L.

Valuation Report

07/15/2016

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Map/Lot: 015-076-04

Account: 3229 Card: 1 of 1

Location: 17 PLEASANT STREET, LOT 4

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2004	14X69	A 100	35,372	Avq.	72%	100%	100%	25,397
966 SFLA									25,397
Acpt Land				0	Accepted Bldg	25,400	Total		25,400

Oakland
 Name: SWEET, ROBERT A.

Valuation Report

07/15/2016

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Map/Lot:

015-076-06

Account: 1897 Card: 1 of 1

Location:

17 PLEASANT STREET, LOT 6

Neighborhood 95 VIOLLETTE-PLEA

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1997	14X68	A 100	34,959	Avq.	57%	100%	90%	17,965	
Wood Deck	1998	80	C 100	672	Avq.	96%	100%	90%	581	
Wood Deck	1998	120	C 100	1,008	Avq.	96%	100%	90%	871	
Frame Shed	1998	80	C 100	560	Avq.	96%	100%	90%	484	
952 SFLA										
						Outbuilding Total			19,901	
Acpt Land			0	Accepted Bldg		19,900	Total		19,900	

Oakland

Valuation Report

07/15/2016

Name: VIOLETTE, HARVEY

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*VIOLETTE, ALBERTINE

Map/Lot:

015-076-07

Account: 745 Card: 1 of 1

Location: 17 PLEASANT STREET, LOT 7

Neighborhood 95 VIOLETTE-PLEA

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1986	14X61	B 100	25,630	Avq.	55%	100%	90%	12,687
Frame Shed	1986	120	D 100	672	Avq.	70%	100%	90%	423
854 SFLA						Outbuilding Total			13,110
Acpt Land		0		Accepted Bldg		13,100	Total		13,100

Oakland

Valuation Report

07/15/2016

Name: VIOLETTE, HARVEY

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*VIOLETTE, ALBERTINE

Map/Lot:

015-076-08

Account: 215 Card: 1 of 1

Location: 17 PLEASANT STREET, LOT 8

Neighborhood 95 VIOLETTE-PLEA

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1965	12X56	D 100	13,582	Avq.	55%	100%	90%	6,723	
Wood Deck	1987	80	D 100	538	Avq.	80%	100%	90%	387	
MH GABLE ROOF...	1987	1256	D 100	5,627	Same	55%	100%	90%	2,786	
Frame Shed	1965								100	
672 SFLA										
						----- S O U N D V A L U E -----				
						Outbuilding Total			9,996	
Acpt Land			0	Accepted Bldg			10,000	Total	10,000	

Oakland
 Name: STEVENS, BARRY T.

Valuation Report

07/15/2016

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Map/Lot:

015-076-09

Account: 1898 Card: 1 of 1

Location: 17 PLEASANT STREET, LOT 9

Neighborhood 95 VIOLLETTE-PLEA

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/11/2015
 Sale Price 2,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 01-11-15 1972 1242 w/gable roof
 Reference 2 Ser#OP1013 WDw/att'd shed
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1973	12X42	D 100	10.964	Avg.	55%	100%	90%	5.427
Encl Frame Porch	1973	64	D 100	1.546	Avg.	82%	100%	90%	1.141
Frame Shed	1973	24	D 100	134	Same	55%	100%	90%	67
MH GABLE ROOF...	1980	504	C 100	2.822	Avg.	86%	100%	90%	2.184
504 SFLA									
						Outbuilding Total			8,819
Acpt Land			0	Accepted Bldg		8,800	Total		8,800

Oakland
 Name: NICHOLS, JUDITH A.

Valuation Report

07/15/2016

Page 1926

Map/Lot:

015-076-10

Account: 1899 Card: 1 of 1

Location: 17 PLEASANT STREET, LOT 10

Neighborhood 95 VIOLLETTE-PLEA

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1985	14X66	B 100	27,280	Avq.	55%	100%	90%	13,504
Frame Shed	1985	160	D 100	896	Avq-	60%	100%	90%	484
924 SFLA						Outbuilding Total			13,988
Acpt Land			0	Accepted Bldg			14,000	Total	14,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/20/2006
Sale Price 75,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9155P148

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	21,000.00	13,610 100%		13,610
Total Acres 0.21				Land Total	13,610

Dwelling Description

Replacement Cost New

Conventional	Two Story	352 Sqft	Grade C 100	Base	61,505
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,735
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	Floor & Stairs			Attic	986
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Good	Typical	69,048
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	92%	95%
						45,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1920	396	C 100	30,548	Good	75%	92%	95%	20,024
ONE STORY FRAME	1920	102	C 100	5,284	Good	75%	92%	95%	3,464
ONE STORY FRAME	1920	102	C 100	5,284	Good	75%	92%	95%	3,464
Encl Frame Porch	1920	32	C 100	1,036	Good	75%	100%	95%	738
Frame Shed	2015	80	C 100	560	Avq.	97%	100%	95%	516
1,502 SFLA									
Outbuilding Total									28,206

Acpt Land 13,600 **Accepted Bldg** 73,500 **Total** 87,100

Valuation Report

Account: 695 Card: 1 of 1

Location: 23 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/20/2006
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9155P127

Reference 2

Tran/Land/Bldg 1 1 13

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	21,000.00	13,282	100%		13,282
Total Acres 0.20						13,282

Dwelling Description

Replacement Cost New

Conventional	Two Story	354 Sqft	Grade C 95	Base	61,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,412
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,657
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	7,980
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	2002	TYPICAL	TYPICAL	Average	Typical	69,760			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		65%	74%	95%	31,877		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story/BASEMENT	1920	396	C 95	32,917	Avq.	65%	74%	95%	15,041
ONE STORY FRAME	1920	204	C 95	10,039	Avq.	65%	74%	95%	4,587
Encl Frame Porch	1920	32	C 95	984	Avq.	65%	90%	95%	547
1,704 SFLA						Outbuilding Total			20,175
Acpt Land		13,300	Accepted Bldg		52,100	Total			65,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/03/2011
 Sale Price 34,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10748P2-4
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	21,000.00	16,267	100%		16,267
Total Acres 0.30						16,267

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 90	Base	74,880
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-737
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Average	Typical	76,411
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		66%	100%	95%
						47,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1960	336	D 100	5,268	Avq.	65%	100%	95%	3,253
Encl Frame Porch	1946	40	C 90	1,134	Avq.	66%	100%	95%	711
ONE STORY FRAME	1946	91	C 90	4,242	Avq.	66%	100%	95%	2,660
Encl Frame Porch	1946	182	C 90	4,712	Avq.	66%	100%	95%	2,954
1,261 SFLA									9,578

Acpt Land 16,300 **Accepted Bldg** 57,500 **Total** 73,800

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/12/2014
 Sale Price 46,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11871P152
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	21,000.00	12,600	100%		12,600
Total Acres 0.18						12,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	600 Sqft	Grade C 90	Base	70,913
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	TYPICAL	TYPICAL	Average	Typical	70,913			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		67%	100%	95%			
Value(Rcnld)						45,136			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1947	392	C 90	2,470	Avq.	67%	100%	95%	1,572
Jacuzzi #	2007	1	C 100	3,500	Avq.	97%	75%	95%	2,419
1,050 SFLA									
Outbuilding Total									3,991
Acpt Land		12,600		Accepted Bldg		49,100		Total	61,700

Oakland
 Name: BROWN, C.N. CO.

Valuation Report

07/15/2016

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Map/Lot: 015-082

Account: 569 Card: 1 of 1

Location: 7 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B4124P083

Reference 2

Tran/Land/Bldg 1 2 23

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	75,000.00	72,715	125%	Corner/Loc	90,894
Total Acres 0.47						90,894

Commercial Description

Occupancy Type	Convenience....	
Class & Quality	Rigid Frame.Good	
# Dwelling Units	0	
Exterior	Steel	
Stories & Height	1 STORY @ 12'	
Heating/Cooling	HVAC	
Built	1954	
Remodeled	2011	
Base Cost/Sqft	44.54	
Heat-Cool/Sqft	+	9.87
Total	54.41	
Size Factor	X	1.189
Adjusted Cost/Sqft	64.69	
Total Square Feet	X	1,848
Replacement Cost	119,547	
Condition	Excellent	
% Good Physical	X	.82
Functional	X	1.10
Subtotal	107,831	
Economic Factor	X 1.00	Total Value 107,831

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CONCRETE PLATFRM	1954	264	B 100	2,545	Exc.	82%	110%	100%	2,296
1,848 SF						Outbuilding Total			2,296
Acpt Land		90,900	Accepted Bldg			110,100	Total		201,000

Neighborhood 1 VILLAGE.....

Zoning/Use HIGHWAY COMMERCI
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 05/01/1997
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B5362P067
Reference 2 B5247P289 B5247P287 B5247P148
Tran/Land/Bldg 1 2 23
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.76	Acres-Homesite (Fract)	75,000.00	99,499	200%		198,997
Total Acres 1.76						198,997
						Land Total

Commercial Description

Occupancy Type Retail Store....
Class & Quality Steel Frame.Good
Dwelling Units 0
Exterior Aluminum/Vinyl
Stories & Height 1 STORY @ 20'
Heating/Cooling Warm/Cool Air
Built 1997
Remodeled 0
Base Cost/Sqft 60.17
Heat-Cool/Sqft + 8.61
Total 68.78
Size Factor X 1.087
Adjusted Cost/Sqft 74.76
Total Square Feet X 11,092
Replacement Cost 829,238
Condition Excellent
% Good Physical X .98
Functional X 1.00
Subtotal 812,653
Economic Factor X 1.00

Total Value 812,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY GD.....	1997	440	B 100	12.655	Exc.	98%	100%	100%	12.402
DOUBLE LIGHT....	1997	8	B 100	21.504	Exc.	98%	100%	100%	21.074
SLAB/SIDEWALK...	1997	2825	B 100	12.655	Exc.	98%	100%	100%	12.402
FOUNDATION.....	1997	470	B 100	2.948	Exc.	98%	100%	100%	2.889
11,092 SF	Outbuilding Total								48,767

Acpt Land 199,000 **Accepted Bldg** 861,400 **Total** 1,060,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2080P239
 Reference 2
 Tran/Land/Bldg 1 4 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 49 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	80%	Access	16,800
0.19	Acres-Rear Land 1-10	1,400.00	266	100%		266
Total Acres 0.69			Land Total			17,066

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	112,528
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-9,682
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Minimal			Insulation	-2,234
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Above Average	Typical	102,712			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	98%	95%	66,937				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	306	C 100	15,851	Avq+	70%	98%	95%	10,330
1,902 SFLA									10,330
Outbuilding Total									10,330

Acpt Land 17,100 **Accepted Bldg** 77,300 **Total** 94,400

Oakland
 Name: TD BANK

Valuation Report

07/15/2016

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*ATTN: LEASE & TAX ADMIN. DEPT.

Map/Lot:

015-086

Account: 138 Card: 1 of 1

Location:

27 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2048P256

Reference 2

Tran/Land/Bldg 1 2 31

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.01	Acres-Rear Land 1-10	2,500.00	25	100%		25
Total Acres 0.51			Land Total			75,025

Commercial Description

Occupancy Type	Bank.....	Finish Basement.
Class & Quality	Frame.....Avg.	Frame.....Avg.
# Dwelling Units	0	0
Exterior	Aluminum/Vinyl	Concrete
Stories & Height	1 STORY @ 10'	1 STORY @ 8'
Heating/Cooling	HVAC	NONE
Built	1977	1977
Remodeled	0	0
Base Cost/Sqft	68.19	38.08
Heat-Cool/Sqft	+	17.82
Total	86.01	38.08
Size Factor	X	1.045
Adjusted Cost/Sqft	89.88	38.69
Total Square Feet	X	1,856
Replacement Cost	166,817	62,833
Condition	Above Average	Above Average
% Good Physical	X	.84
Functional	X	1.00
Subtotal	140,126	52,780
Economic Factor	X 1.00	Total Value
		192,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1977	140	B 100	2,688	Avq+	86%	100%	100%	2,312
Open Frame Porch	1977	323	B 100	5,967	Avq+	86%	100%	100%	5,132
Open Frame Porch	2012	384	A 100	8,826	Avq.	97%	100%	100%	8,561
3,480 SF									
Outbuilding Total									16,005

Acpt Land

75,000

Accepted Bldg

208,900

Total

283,900

Valuation Report

Map/Lot: 015-087

Account: 619 Card: 1 of 1

Location: 9 WEST PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/2000
 Sale Price 62,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6292P066

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	21,000.00	12,245	100%		12,245
Total Acres 0.17						12,245

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	94,305
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,193
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1948	0	TYPICAL	TYPICAL	Above Average	Typical	101,418			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		72%	100%	95%			
						69,370			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1948	40	C 100	1,260	Avq+	72%	100%	95%	862
ONE STORY FRAME	1948	96	C 100	4,973	Avq+	72%	100%	95%	3,402
1,392 SFLA									
Outbuilding Total								4,264	
Acpt Land			12,200	Accepted Bldg		73,600	Total		85,800

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2592P92
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	21,000.00	14,243 100%		14,243
Total Acres 0.23				Land Total	14,243

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	562 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,868
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Above Average	Typical	87,992
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	95%
						Value
						Rcnld
						66,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	1998	288	C 100	14,918	Avq+	80%	100%	95%	11,337
Frame Shed	1964	80	C 100	560	Avq+	80%	100%	95%	426
Wood Deck	2011	200	B 100	2,150	Avq.	97%	100%	95%	1,982
Frame Shed	2011	200	D 100	1,120	Avq.	97%	100%	95%	1,032
Wood Deck	2010	48	C 100	403	Avq.	97%	100%	95%	371
1,224 SFLA									Outbuilding Total
									15,148

Acpt Land	14,200	Accepted Bldg	82,000	Total	96,200
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1998
 Sale Price 21,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5657P109

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993	100%		15,993
Total Acres 0.29						15,993

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	783 Sqft	Grade C 100	Base	87,819
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,893
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1916	0	OLD TYPE	Old Type	Below Average	Typical	90,712			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	100%	95%			
Value(Rcnld)						51,706			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1916	112	C 100	3,276	Avq-	60%	100%	95%	1,868
Encl Frame Porch	1916	216	C 100	6,188	Avq-	60%	100%	95%	3,527
ONE STORY FRAME	1916	266	C 100	13,779	Avq-	60%	100%	95%	7,854
1,440 SFLA						Outbuilding Total			13,249
Acpt Land		16,000	Accepted Bldg		65,000	Total			81,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B6859P324
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	21,000.00	15,993 100%		15,993
Total Acres 0.29				Land Total	15,993

Dwelling Description

Replacement Cost New

Conventional	Two Story	815 Sqft	Grade C 110	Base	117,009
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,765
Fin. Basement Area	245 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,744
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,418
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	Floor & Stairs			Attic	2,510
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Above Average	Typical	124,764
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	99%	95%
						82,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	54	C 110	986	Avq+	70%	100%	95%	655
Open Frame Porch	1920	102	C 110	1,725	Avq+	70%	100%	95%	1,147
1 Story/BASEMENT	1920	168	C 110	11,383	Avq+	70%	99%	95%	7,494
Encl Frame Porch	1920	168	C 110	5,328	Avq+	70%	100%	95%	3,543
Frame Shed	1920	252	C 110	1,940	Avq+	75%	100%	95%	1,382
Swimming Pool	1980	512	C 100	7,000	Avq.	99%	100%	95%	6,583
Wood Deck	1980	432	C 100	3,629	Avq.	86%	100%	95%	2,965
1,798 SFLA									
Outbuilding Total									23,769

Acpt Land	16,000	Accepted Bldg	105,900	Total	121,900
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/30/2015
 Sale Price 76,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12036P30

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	21,000.00	16,267	100%		16,267
Total Acres 0.30						16,267

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	109,838
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,140
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1917	0	TYPICAL	TYPICAL	Above Average	Typical	111,626			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	95%			
						74,231			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1917	210	C 100	6,020	Avq+	70%	100%	95%	4,003
Wood Deck	1917	16	C 100	134	Avq+	70%	100%	95%	89
Frame Garage	1917	216	C 100	3,024	Avq.	65%	100%	95%	1,868
1,680 SFLA									
						Outbuilding Total		5,960	

Acpt Land 16,300 **Accepted Bldg** 80,200 **Total** 96,500

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3210P328
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	21,000.00	15,432 100%		15,432
Total Acres 0.27				Land Total	15,432

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	775 Sqft	Grade C 95	Base	89,190
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	798
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,596
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	1972	TYPICAL	TYPICAL	Average	Typical	88,492			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		65%	96%	90%			
Outbuildings/ Additions/ Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1910	459	C 95	26,860	Avq.	65%	96%	90%	15,127
Open Frame Porch	1910	128	C 95	1,835	Avq.	65%	100%	90%	1,077
Frame Garage	1970	576	C 100	8,064	Avq.	80%	100%	90%	5,822
Frame Shed	1910					----- S O U N D V A L U E -----			100
1,815 SFLA						Outbuilding Total			22,126

Acpt Land	15,400	Accepted Bldg	72,000	Total	87,400
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Account: 1308 Card: 1 of 1

Location: 20 WEST PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/2001
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B6510P001

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	21,000.00	17,060	100%		17,060
Total Acres 0.33						17,060

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,206 Sqft	Grade C 110	Base	147,042
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-5,572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-8,936
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	9,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Above Average	Typical	141,774			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	84%	95%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Bay Window	1920	14	C 110	798	Avq+	70%	84%	95%	446
Open Frame Porch	1920	140	C 110	2,310	Avq.	65%	100%	95%	1,427
Open Frame Porch	1920	138	C 110	2,279	Avq.	65%	100%	95%	1,407
Frame Shed	1920	240	C 110	1,848	Avq.	65%	100%	95%	1,141
1.75 ST GARAGE..	1920	432	C 110	9,314	Avq.	65%	100%	95%	5,751
1 & 3/4 STORY FR	2003	600	B 100	55,695	Avq.	97%	84%	95%	43,111
3,174 SFLA						Outbuilding Total			53,283
Acpt Land		17,100		Accepted Bldg		132,500		Total	149,600

Oakland
 Name: LESNEWSKY, STANLEY

Valuation Report

07/15/2016

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Map/Lot: 015-094

Account: 2038 Card: 1 of 1

Location: 16 WEST PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/07/2006
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8860P10

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.21	Acres-Homesite (Fract)	21,000.00	13,610	100%		13,610	
Total Acres 0.21				Land Total		13,610	
Acpt Land		13,600	Accepted Bldg		0	Total	13,600

Neighborhood 1	VILLAGE.....			Sale Data	
Zoning/Use	DOWNTOWN RESIDEN	Sale Date	11/01/2001	Sale Price	263,000
Topography	Level	Sale Type	Land & Buildings	Financing	Unknown
Utilities	All Public	Verified	Public Record	Validity	Arms Length Sale
Street	Paved	Reference 1	B6717P159	Reference 2	
LAND USE.....	RES VACANT.....	Tran/Land/Bldg	1 2 7	X Coordinate	0
BUILDING USE....	RESIDENTIAL.....	Y Coordinate	0	Land Schedule	2
Exemption(s)					

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	21,000.00	18,783	100%		18,783
Total Acres 0.40				Land Total		18,783

Dwelling Description

Replacement Cost New

Conventional	Two Story	560 Sqft	Grade C 100	Base	88,796
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,760
Rooms	16	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	5		
Baths	6	Half Baths	0	Plumbing	21,000
Attic	Full Finished			Attic	11,340
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	121,544			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Overbuilt	Location	65%	65%	90%	46,345				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1900	193	C 100	5,544	Avq.	65%	100%	90%	3,253
Open Frame Porch	1900	126	C 100	1,904	Avq.	65%	100%	90%	1,117
1 Story/BASEMENT	1900	126	C 100	7,762	Avq.	65%	81%	90%	3,688
TWO STORY FRAME	1900	330	C 100	25,641	Avq.	65%	81%	90%	12,184
TWO STORY FRAME	1900	282	C 100	21,911	Avq.	65%	81%	90%	10,411
TWO STORY FRAME	1980	725	C 100	56,333	Avq.	65%	81%	90%	26,767
1 Story/BASEMENT	1900	150	C 100	9,240	Avq.	65%	81%	90%	4,390
BSMT ENTRY.....	1900	36	C 100	0	Avq.	65%	100%	90%	0
TWO STORY FRAME	1900	21	C 100	1,632	Avq.	65%	81%	90%	776
4,112 SFLA						Outbuilding Total			62,586

Acpt Land	18,800	Accepted Bldg	108,900	Total	127,700
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Oakland
 Name: EWT, LLC 5

Valuation Report

07/15/2016

Page 1944

Map/Lot: 015-096

Account: 208 Card: 1 of 1

Location: 8 WEST PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use NEIGHBORHOOD COM
 Topography LevelAbove Street
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B6717P159
 Reference 2

Sale Data
 Sale Date 11/01/2001
 Sale Price 263,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 2 49
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	42,000.00	33,600	100%		33,600
Total Acres 0.32						33,600

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
SELF STOR WAREHO	1999	1920	C 100	37,632	Ava.	97%	100%	100%	36,503	
SELF STOR WAREHO	2000	1920	C 100	37,632	Ava.	97%	100%	100%	36,503	
SELF STOR WAREHO	2000	1200	C 100	23,520	Ava.	97%	100%	100%	22,814	
Outbuilding Total									95,820	

Acpt Land	33,600	Accepted Bldg	95,800	Total	129,400
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B6717P159
Reference 2
Tran/Land/Bldg 1 2 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Sale Data
Sale Date 11/01/2001
Sale Price 263,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	21,000.00	12,600	100%		12,600
Total Acres 0.18						12,600

Dwelling Description

Replacement Cost New

Conventional	Two Story	864 Sqft	Grade C 100	Base	119,695
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,258
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	5		
Baths	6	Half Baths	0	Plumbing	21,000
Attic	Full Finished			Attic	15,596
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	156,920
Functional Obsolescence						Value(Rcnd)
None						63,517

Description	Year	Outbuildings/ Additions/ Improvements		RCN	Cond	Percent Good			Value Rcnd
		Units	Grade			Phy	Func	Econ	
Wood Deck	1900	36	C 100	302	Avq.	65%	80%	90%	142
ONE STORY FRAME	1900	225	C 100	11,655	Avq.	65%	69%	90%	4,718
Frame Shed	1900	44	C 100	308	Avq.	65%	80%	90%	144
ONE STORY FRAME	1900	121	C 100	6,268	Avq.	65%	69%	90%	2,537
2S Open Fr Porch	1900	192	C 100	4,242	Avq.	65%	80%	90%	1,991
Open Frame Porch	1900	192	C 100	2,828	Avq.	65%	80%	90%	1,327
ONE STORY FRAME	1900	372	C 100	19,270	Avq.	65%	69%	90%	7,800
Finished Attic	1900	372	C 100	6,510	Avq.	65%	69%	90%	2,635
Frame Shed	1900	44	C 100	308	Avq.	65%	80%	90%	144
Encl Frame Porch	1900	60	C 100	1,820	Avq.	65%	80%	90%	854
2,632 SFLA									
Outbuilding Total									22,292

Acpt Land	12,600	Accepted Bldg	85,800	Total	98,400
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Rolling
 Utilities All Public
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5013P336

Sale Data
 Sale Date 10/01/1995
 Sale Price 89,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 2
 Tran/Land/Bldg 1 2 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	75,000.00	35,178	100%		35,178
Total Acres 0.11				Land Total		35,178

Commercial Description

Occupancy Type Restaurant.....
 Class & Quality Frame.....Low
 # Dwelling Units 0
 Exterior Wood Siding
 Stories & Height 1 STORY @ 10'
 Heating/Cooling Forced Warm Air
 Built 1952
 Remodeled 0
 Base Cost/Sqft 36.77
 Heat-Cool/Sqft + 3.15
 Total 39.92
 Size Factor X 1.269
 Adjusted Cost/Sqft 50.66
 Total Square Feet X 1,296
 Replacement Cost 65,655
 Condition Average
 % Good Physical X .65
 Functional X 0.00
 Subtotal 0
 Economic Factor X 0.00

Total Value 0

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1952	25	D 100	392	Avq.	70%	100%	0%	0
Encl Frame Porch	1952	35	D 100	896	Avq.	70%	100%	0%	0
1,296 SF						Outbuilding Total			0

Acpt Land 35,200 **Accepted Bldg** 0 **Total** 35,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/01/1995
 Sale Price 89,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5013P336

Reference 2

Tran/Land/Bldg 1 2 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Dwelling Description				Replacement Cost New	
Other	One Story	1,296 Sqft	Grade D 100	Base	80,909
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	None	Basement	-10,161
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1952	0	TYPICAL	TYPICAL	Below Average	Inadeq.	70,748				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete		Location		65%	76%	90%	31,455			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1952	25	D 100	392	Avg-	65%	76%	90%	175	
Encl Frame Porch	1952	35	D 100	896	Avg-	65%	76%	90%	398	
1,296 SFLA									573	
Acpt Land				0	Accepted Bldg		32,000	Total		32,000

Oakland
Name: FURBUSH, ARCHIE L.

Valuation Report

07/15/2016

Page 1948

Map/Lot:

015-098

Account: 226

Location:

33 MAIN STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	35,200	0	35,200	35,200	0	35,200
2	0	32,000	32,000	0	32,000	32,000
TOTAL	35,200	32,000	67,200	35,200	32,000	67,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/1998
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5820P309

Reference 2

Tran/Land/Bldg 1 2 20

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	75,000.00	54,083 100%		54,083
Total Acres 0.26				Land Total	54,083

Commercial Description

Occupancy Type	Restaurant.....		Storage Basement
Class & Quality	Frame.....Avg.		Masonry.....Avg.
# Dwelling Units	0		0
Exterior	Aluminum/Vinyl		Concrete
Stories & Height	1 STORY @ 8'		1 STORY @ 8'
Heating/Cooling	NONE		NONE
Built	2000		2000
Remodeled	0		0
Base Cost/Sqft		47.67	16.88
Heat-Cool/Sqft	+	0.00	0.00
Total		47.67	16.88
Size Factor	X	1.019	1.166
Adjusted Cost/Sqft		48.58	19.68
Total Square Feet	X	2,520	1,080
Replacement Cost		122,422	21,254
Condition	Average		Average
% Good Physical	X	.97	.97
Functional	X	1.00	1.00
Subtotal		118,749	20,616
Economic Factor	X 1.00		Total Value 139,365

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	2000	48	C 100	1,484	Avq.	97%	100%	100%	1,439
Encl Frame Porch	2000	56	C 100	1,708	Avq.	97%	100%	100%	1,657
COOLER.....	2000	220	C 100	7,700	Avq.	97%	100%	100%	7,469
3,600 SF						Outbuilding Total			10,565

Acpt Land 54,100 **Accepted Bldg** 149,900 **Total** 204,000

Oakland
 Name: FURBUSH, ARCHIE L.

Valuation Report

07/15/2016

Page 1950

Map/Lot: 015-100

Account: 785 Card: 1 of 1

Location: 39 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/06/2002
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6942P124

Reference 2

Tran/Land/Bldg 1 2 61

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.22	Acres-Rear Land 1-10	2,500.00	550	100%		550
Total Acres 0.72					Land Total	75,550

Commercial Description

Occupancy Type Laundromat.....
 Class & Quality Masonry.....Avg.
 # Dwelling Units 0
 Exterior Brick/Stone
 Stories & Height 1 STORY @ 10'
 Heating/Cooling Space Heaters
 Built 1980
 Remodeled 2003

Base Cost/Sqft 39.93
 Heat-Cool/Sqft + 1.72
 Total 41.65
 Size Factor X 1.018
 Adjusted Cost/Sqft 42.40
 Total Square Feet X 3,324
 Replacement Cost 140,938
 Condition Good
 % Good Physical X .86
 Functional X 1.00
 Subtotal 121,207

Economic Factor X 1.00 Total Value 121,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SELF STOR WAREHO	2012	672	C 100	13,171	Avg.	97%	100%	100%	12,776
Open Frame Porch	1965	24	D 100	381	Avg.	77%	100%	100%	293
3,324 SF						Outbuilding Total			13,069

Acpt Land 75,600 **Accepted Bldg** 134,300 **Total** 209,900

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/02/2002
 Sale Price 170,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6868P081

Reference 2

Tran/Land/Bldg 1 2 22

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.15	Acres-Rear Land 1-10	2,500.00	375	100%		375
Total Acres 0.65					Land Total	75,375

Commercial Description

Occupancy Type Super Market....
 Class & Quality Masonry.....Avg.
 # Dwelling Units 0
 Exterior Concrete Block
 Stories & Height 1 STORY @ 11'
 Heating/Cooling NONE
 Built 1955
 Remodeled 0

Base Cost/Sqft 38.20
 Heat-Cool/Sqft + 0.00
 Total 38.20
 Size Factor X 0.971
 Adjusted Cost/Sqft 37.09
 Total Square Feet X 6,576
 Replacement Cost 243,904
 Condition Average
 % Good Physical X .65
 Functional X 1.00
 Subtotal 158,538

Economic Factor X 1.00 Total Value 158,538

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1955	336	C 100	4,844	Avq.	71%	100%	100%	3,439
Frame Shed	1955	192	C 100	1,344	Avq.	71%	100%	100%	954
Frame Shed	1955	60	C 100	420	Avq.	71%	100%	100%	298
WAREHOUSE WD....	2012	336	B 100	10,935	Avq.	97%	100%	100%	10,607
6,576 SF						Outbuilding Total			15,298

Acpt Land 75,400 **Accepted Bldg** 173,800 **Total** 249,200

Oakland
 Name: FURBUSH, ARCHIE L.

Valuation Report

07/15/2016

Page 1952

Map/Lot:

015-101-01

Account: 4358 Card: 1 of 1

Location:

45 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... COMMERCIAL.....

Reference 1 B9101P313

Reference 2

Tran/Land/Bldg 1 2 47

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Sale Data	
Sale Date	09/29/2006
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000	
0.21	Acres-Rear Land 1-10	2,500.00	525	100%		525	
Total Acres 0.71						Land Total	75,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
SELF STOR WAREHO	2002	4848	C 100	95.021	Avg.	97%	100%	100%	92,170
Outbuilding Total									92,170

Acpt Land	75,500	Accepted Bldg	92,200	Total	167,700
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/02/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6868P081

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	75,000.00	54,083	100%		54,083
Total Acres 0.26				Land Total		54,083

Commercial Description

Occupancy Type Office.....
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Aluminum/Vinyl
 Stories & Height 1 STORY @ 9'
 Heating/Cooling Hot Water
 Built 1994
 Remodeled 0
 Base Cost/Sqft 43.35
 Heat-Cool/Sqft + 10.44
 Total 53.79
 Size Factor X 1.099
 Adjusted Cost/Sqft 59.12
 Total Square Feet X 1,000
 Replacement Cost 59,120
 Condition Good
 % Good Physical X .95
 Functional X 1.00
 Subtotal 56,164
 Economic Factor X 1.00

Total Value 56,164

Acpt Land	54,100	Accepted Bldg	56,200	Total	110,300
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Oakland
 Name: BANK OF MAINE, THE

Valuation Report

07/15/2016

Page 1954

Map/Lot: 015-103

Account: 2775 Card: 1 of 1

Location: 51 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/16/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7160P275

Reference 2

Tran/Land/Bldg 1 2 31

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.14	Acres-Frontage 1	12,500.00	1,750	100%		1,750
Total Acres 0.64			Land Total			76,750

Commercial Description

Occupancy Type	Bank.....	Bank Finish Bsmt	
Class & Quality	Frame.....Avg.	Frame.....Avg.	
# Dwelling Units	0	0	
Exterior	Brick/Stone	Concrete	
Stories & Height	1 STORY @ 12'	1 STORY @ 10'	
Heating/Cooling	HVAC	HVAC	
Built	1954	154	
Remodeled	2003	0	
Base Cost/Sqft		68.19	43.28
Heat-Cool/Sqft	+	17.82	17.82
Total		86.01	61.10
Size Factor	X	1.088	1.039
Adjusted Cost/Sqft		93.58	63.48
Total Square Feet	X	1,959	973
Replacement Cost		183,323	61,766
Condition	Good	Average	
% Good Physical	X	.75	.65
Functional	X	1.00	1.00
Subtotal		137,492	40,148
Economic Factor	X 1.00	Total Value	177,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SPRINKLERS/00...	1993	29	B 100	23,418	Avg.	94%	100%	100%	22,013
CANOPY.....	1998	48	C 100	806	Avg.	96%	100%	100%	774
SINGLE LIGHT....	1998	3	B 100	5,376	Avg.	96%	100%	100%	5,161
2,932 SF									Outbuilding Total

Acpt Land 76,800 **Accepted Bldg** 205,600 **Total** 282,400

Oakland
 Name: SHEIKH, ATIF S.

Valuation Report

07/15/2016

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Map/Lot: 015-105

Account: 2740 Card: 1 of 1

Location: 57 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/16/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11389P078
 Reference 2
 Tran/Land/Bldg 1 2 21
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	75,000.00	47,434	100%		47,434
Total Acres 0.20				Land Total		47,434

Commercial Description

Occupancy Type Fast Food Rest..
 Class & Quality Masonry.....Avg.
 # Dwelling Units 0
 Exterior Concrete Block
 Stories & Height 1 STORY @ 11'
 Heating/Cooling HVAC
 Built 2000
 Remodeled 2013
 Base Cost/Sqft 56.62
 Heat-Cool/Sqft + 9.77
 Total 66.39
 Size Factor X 1.262
 Adjusted Cost/Sqft 83.78
 Total Square Feet X 1,066
 Replacement Cost 89,309
 Condition Good
 % Good Physical X .98
 Functional X 1.00
 Subtotal 87,523

Total Value 87,523

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Patio	2013	80	C 100	224	Avq.	97%	100%	100%	217
1,066 SF						Outbuilding Total			217

Acpt Land 47,400 **Accepted Bldg** 87,700 **Total** 135,100

Oakland
 Name: BURNS, JAN MARIE

Valuation Report

07/15/2016

Page 1956

Map/Lot: 015-106

Account: 1929 Card: 1 of 1

Location: 58 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/14/2006
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8993P135
 Reference 2 B10683P024
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	75,000.00	31,820	100%		31,820
Total Acres 0.09						31,820

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1900	2896	D 110	146,538	Avq-	60%	100%	100%	87,923
APT	1900	1970	D 110	104,474	Avq-	60%	75%	100%	47,013
APT	1900	1586	D 100	77,773	Avq-	40%	50%	100%	15,554
BSMT UNFINISHED.	1900	1056	D 100	11,701	Avq-	60%	40%	100%	2,808
Open Frame Porch	1900	132	D 110	1,750	D Gr	60%	100%	100%	1,050
Outbuilding Total									154,348
Acpt Land		31,800	Accepted Bldg		154,300	Total		186,100	

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/30/2004
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7927P223

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	75,000.00	31.820	100%	31,820
Total Acres 0.09			Land Total		31,820

Commercial Description

Occupancy Type	Office.....		Storage Basement	
Class & Quality	Masonry.....Avg.		Masonry.....Avg.	
# Dwelling Units	0		0	
Exterior	Concrete Block		Concrete Block	
Stories & Height	1 STORY @ 10'		1 STORY @ 10'	
Heating/Cooling	Hot/Cool Water		NONE	
Built	1964		1964	
Remodeled	0		0	
Base Cost/Sqft		46.62		16.88
Heat-Cool/Sqft	+	20.48		0.00
Total		67.10		16.88
Size Factor	X	0.994		1.034
Adjusted Cost/Sqft		66.70		17.45
Total Square Feet	X	2,784		2,784
Replacement Cost		185,693		48,581
Condition	Average		Average	
% Good Physical	X	.75		.75
Functional	X	0.75		0.60
Subtotal		104,452		21,861
Economic Factor	X 1.00		Total Value	126,313

Acpt Land	31,800	Accepted Bldg	126,300	Total	158,100
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Oakland
 Name: PRO'S PLACE, LLC

Valuation Report

07/15/2016

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Map/Lot: 015-108

Account: 2392 Card: 1 of 1

Location: 54 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/18/2005
 Sale Price 260,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8417P243
 Reference 2 (TRUE'S)
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	75,000.00	38,243	100%		38,243
Total Acres 0.13						38,243

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
STORE MASONRY...	1902	3788	C 100	219,128	Avq+	70%	100%	100%	153,390	
STORE MASONRY...	1902	3788	C 100	219,128	Avq.	65%	60%	100%	85,460	
BSMT UNFINISHED.	1902	3788	D 100	36,180	Avq.	65%	40%	100%	9,407	
Open Frame Porch	2010	48	C 100	812	Avq.	97%	100%	100%	788	
Outbuilding Total									249,045	
Accpt Land		38,200	Accepted Bldg		249,000	Total		287,200		

Oakland
 Name: BLAKE, STEVEN C.

Valuation Report

07/15/2016

Page 1959

Map/Lot: 015-109

Account: 1362 Card: 1 of 1

Location: 5052 MAIN STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/15/2009
 Sale Price 195,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10246P097

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	75,000.00	35,178	100%		35,178
Total Acres 0.11						35,178

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE MASONRY...	1900	3400	C 100	197.400	Avq-	60%	90%	100%	106.596
OFFICE MASONRY..	1900	3400	C 100	255.920	Avq-	60%	20%	100%	30.710
STORE MASONRY...	1900	3400	C 100	197.400	Fair	50%	25%	100%	24.675
BSMT UNFINISHED.	1900	3400	D 100	32.704	Avq-	60%	40%	100%	7.849
Outbuilding Total									169.830

Acpt Land	35,200	Accepted Bldg	169,800	Total	205,000
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/15/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10246P097

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.39	Acres-Rear Land 1-10	2,500.00	975	100%		975
Total Acres 0.89			Land Total			75,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1975	1064	C 100	15.036	Avq.	83%	60%	100%	7,488
Open Frame Porch	1975	360	C 100	5.180	Avq-	80%	60%	100%	2,486
Wood Deck	1975	20	E 100	84	Fair	75%	60%	100%	38
1.75 ST BARN....	1900	1196	C 100	25.116	Avq-	60%	40%	100%	6,028
BSMT UNFINISHED.	1900	4221	D 100	40,060	Avq-	60%	40%	100%	9,614
STORE FRAME.....	1900	4221	C 90	214,980	Avq.	65%	90%	100%	125,763
APT	1900	2346	C 90	125,798	Avq.	65%	40%	100%	32,708
Outbuilding Total									184,125

Acpt Land	76,000	Accepted Bldg	184,100	Total	260,100
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/22/2011
 Sale Price 61,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10903P39

Reference 2

Tran/Land/Bldg 1 2 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.49	Acres-Rear Land 1-10	2,500.00	1,225	100%		1,225
Total Acres 0.99			Land Total			76,225

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 2 OTHER Units-0	624 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	86,638 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,621
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	92,692			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	89%	94%	100%	77,546				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2007	96	B 100	1,032	Avq.	97%	100%	100%	1,001
Open Frame Porch	2007	20	C 100	420	Avq.	97%	100%	100%	407
1,248 SFLA									
Outbuilding Total									1,408

Acpt Land 76,200 **Accepted Bldg** 79,000 **Total** 155,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/22/2011
 Sale Price 61,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10903P39

Reference 2

Tran/Land/Bldg 1 1 15

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Commercial Description

Occupancy Type Service Garage..
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Steel
 Stories & Height 1 STORY @ 14'
 Heating/Cooling NONE
 Built 1997
 Remodeled 0

Base Cost/Sqft 22.56
 Heat-Cool/Sqft + 0.00
 Total 22.56
 Size Factor X 1.352
 Adjusted Cost/Sqft 30.50
 Total Square Feet X 1,120
 Replacement Cost 34,160
 Condition Average
 % Good Physical X .95
 Functional X 1.00
 Subtotal 32,452

Economic Factor X 1.00 Total Value 32,452

Acpt Land 0 **Accepted Bldg** 32,500 **Total** 32,500

Oakland
Name: S & D MANAGEMENT COMPANY, LLC

Valuation Report

07/15/2016

Page 1963

Map/Lot:

015-111

Account: 671

Location:

44 MAIN STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	76,200	79,000	155,200	76,200	79,000	155,200
2	0	32,500	32,500	0	32,500	32,500
TOTAL	76,200	111,500	187,700	76,200	111,500	187,700

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 01/17/2013
Sale Price 88,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11283P158
Reference 2
Tran/Land/Bldg 1 2 7
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
Total Acres 0.50						21,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,036 Sqft	Grade C 100	Base	137,177
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,351
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,105
Rooms	18	HEARTH	ONE HEARTH		
Bedrooms	10	Add Fixtures	5		
Baths	6	Half Baths	0	Plumbing	21,000
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	158,931
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	78%	95%	104,813	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	176	C 100	2,604	Avq.	89%	100%	95%	2,202
Encl Frame Porch	1985	32	C 100	1,036	Avq.	89%	100%	95%	876
ONE STORY FRAME	1985	315	C 100	16,317	Avq.	89%	78%	95%	10,761
Open Frame Porch	1985	181	C 100	2,674	Avq.	89%	100%	95%	2,261
2 Story/BASEMENT	1985	1350	C 100	118,125	Avq.	89%	78%	95%	77,902
Wood Deck	2007	136	C 100	1,142	Avq.	97%	100%	95%	1,053
Wood Deck	2007	136	C 100	1,142	Avq.	97%	100%	95%	1,053
5,087 SFLA									
Outbuilding Total									96,108

Acpt Land	21,000	Accepted Bldg	200,900	Total	221,900
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/09/2014
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B11868P281
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	21,000.00	21.824 100%		21,824
Total Acres 0.54				Land Total	21,824

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	432 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	68,897 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	1,210
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1938	0	TYPICAL	TYPICAL	Average	Typical	71,787			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 95%	44,328			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1938	240	C 100	14,784	Avq.	65%	100%	95%	9,129
ONE STORY FRAME	2001	384	C 100	19,891	Avq.	97%	100%	95%	18,329
Wood Deck	2001	384	C 100	3,226	Avq.	97%	100%	95%	2,973
1,488 SFLA	Outbuilding Total								30,431

Acpt Land 21,800 **Accepted Bldg** 74,800 **Total** 96,600

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/21/2015
 Sale Price 129,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B12189P125
 Reference 2
 Tran/Land/Bldg 1 2 7
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	21,000.00	20,789	100%		20,789
Total Acres 0.49				Land Total		20,789

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,026 Sqft	Grade C 100	Base	136,161
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	7 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,056
Rooms	18	HEARTH	ONE HEARTH		
Bedrooms	10	Add Fixtures	6		
Baths	8	Half Baths	0	Plumbing	27,720
Attic	Floor & Stairs			Attic	2,873
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,873
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	164,628
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	81%	95%
						Value(Rcnld)
						82,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	144	C 100	2,156	Avq.	96%	100%	95%	1,966
Open Frame Porch	1900	98	C 100	1,512	Avq.	65%	100%	95%	934
ONE STORY FRAME	1900	91	C 100	4,714	Avq.	65%	81%	95%	2,358
TWO STORY FRAME	1900	462	C 100	35,897	Avq.	65%	81%	95%	17,954
Open Frame Porch	1900	120	C 100	1,820	Avq.	65%	100%	95%	1,124
2S Frame Shed	1900	320	C 100	3,360	Avq.	65%	100%	95%	2,075
TWO STORY FRAME	1900	540	C 100	41,958	Avq.	65%	81%	95%	20,986
Wood Deck	1900	40	C 100	336	Avq.	65%	100%	95%	207
4,147 SFLA						Outbuilding Total			47,604

Acpt Land	20,800	Accepted Bldg	129,900	Total	150,700
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3894P001

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	21,000.00	20,789 100%		20,789
Total Acres 0.49				Land Total	20,789

Dwelling Description

Replacement Cost New

Conventional	One Story	748 Sqft	Grade C 100	Base	65,397
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,843
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,972
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Above Average	Typical	81,212
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	95%
						57,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1954	96	C 100	1,484	Avq+	75%	100%	95%	1,057
1.25 ST GARAGE..	2005	1092	B 100	22,504	Avq.	97%	100%	95%	20,738
Wood Deck	2010	100	C 100	840	Avq.	97%	100%	95%	774
Jacuzzi #	2011	1	C 100	3,500	Avq.	97%	100%	95%	3,225
748 SFLA									25,794
Outbuilding Total									25,794

Acpt Land	20,800	Accepted Bldg	83,700	Total	104,500
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/03/2005
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8532P131
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.01	Acres-Rear Land 1-10	1,400.00	14	100%		14
Total Acres 0.51			Land Total			21,014

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	700 Sqft	Grade C 100	Base	87,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,018
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Above Average	Typical	89,174
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	98%	95%	58,115	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1920	255	C 100	13,209	Avq+	70%	98%	95%	8,608
Open Frame Porch	1920	175	C 100	2,590	Avq+	70%	100%	95%	1,722
Open Frame Porch	1920	30	C 100	560	Avq+	70%	100%	95%	372
1.50 ST SHED....	1920	255	C 100	2,321	Avq+	70%	100%	95%	1,544
ONE STORY FRAME	1920	430	C 100	22,274	Avq+	70%	98%	95%	14,516
Frame Garage	2008	576	B 100	10,322	Avq.	97%	100%	95%	9,511
1,910 SFLA									36,273

Acpt Land 21,000 **Accepted Bldg** 94,400 **Total** 115,400

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/10/2009
 Sale Price 130,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10145P079
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	21,000.00	19,247 100%		19,247
Total Acres 0.42				Land Total	19,247

Dwelling Description

Replacement Cost New

Conventional	Two Story	988 Sqft	Grade C 100	Base	128,810
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,869
Rooms	15	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	137,929
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	76%	95%
						Value Rcnld
						64,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	54	C 100	896	Avq.	65%	100%	95%	553
Open Frame Porch	1920	140	C 100	2,100	Avq.	65%	100%	95%	1,297
1 & 1/2 STORY FR	1920	56	C 100	3,772	Avq.	65%	76%	95%	1,770
Encl Frame Porch	1920	36	C 100	1,148	Avq.	65%	100%	95%	709
Open Frame Porch	1920	216	C 100	3,164	Avq.	65%	100%	95%	1,954
ONE STORY FRAME	1920	78	C 100	4,040	Avq.	65%	76%	95%	1,896
1.75 Story/BSMT	1920	990	C 100	81,497	Avq.	65%	76%	95%	38,246
Open Frame Porch	1920	36	C 100	644	Avq.	65%	100%	95%	398
Wood Deck	1920	18	C 100	151	Avq.	65%	100%	95%	93
3,870 SFLA									Outbuilding Total
								46,916	

Acpt Land	19,200	Accepted Bldg	111,600	Total	130,800
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3669P20

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 64 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.03	Acres-Rear Land 1-10	1,400.00	42	100%		42
Total Acres 0.53			Land Total			21,042

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,209 Sqft	Grade C 105	Base	147,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,332
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	Floor & Stairs			Attic	3,554
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	0	TYPICAL	TYPICAL	Above Average	Typical	148,594
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	95%	95%	93,874	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1918	312	C 105	9,320	Avq+	70%	100%	95%	6,198
Encl Frame Porch	1918	110	C 105	3,381	Avq+	70%	100%	95%	2,249
ONE STORY FRAME	1918	26	C 105	1,414	Avq+	70%	95%	95%	893
Wood Deck	1918	72	C 105	636	Avq+	70%	100%	95%	423
2,444 SFLA	Outbuilding Total								9,763

Acpt Land	21,000	Accepted Bldg	103,600	Total	124,600
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5319P068

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	75,000.00	51,962 100%		51,962
Total Acres 0.24			Land Total		51,962

Commercial Description

Occupancy Type	Retail Store....	Retail Store....
Class & Quality	Frame.....Low	Frame.....Low
# Dwelling Units	0	0
Exterior	Aluminum/Vinyl	Aluminum/Vinyl
Stories & Height	1 STORY @ 11'	1 STORY @ 10'
Heating/Cooling	Forced Warm Air	NONE
Built	1994	1999
Remodeled	0	0
Base Cost/Sqft	28.26	25.69
Heat-Cool/Sqft	+ 3.47	0.00
Total	31.73	25.69
Size Factor	X 1.103	1.181
Adjusted Cost/Sqft	35.00	30.34
Total Square Feet	X 2,112	640
Replacement Cost	73,920	19,418
Condition	Average	Average
% Good Physical	X .93	.97
Functional	X 1.00	1.00
Subtotal	68,746	18,835
Economic Factor	X 1.00	Total Value 87,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CANOPY.....	1994	120	C 100	2,016	Avq.	94%	100%	100%	1,895
CONCRETE PLATFRM	1994	220	C 100	1,680	Avq.	94%	100%	100%	1,579
Frame Shed	1994	1056	C 100	7,392	Avq.	94%	100%	100%	6,948
2,752 SF						Outbuilding Total			10,422

Acpt Land 52,000 **Accepted Bldg** 98,000 **Total** 150,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/2001
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6506P234

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	21,000.00	12,945	100%		12,945
Total Acres 0.19						12,945

Dwelling Description

Replacement Cost New

Conventional	One Story	792 Sqft	Grade C 100	Base	68,107
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,951
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	Full Finished			Attic	14,588
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	TYPICAL	TYPICAL	Average	Typical	82,160			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		67%	100%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1947	160	C 100	4,620	Avq.	67%	100%	90%	2,793
Encl Frame Porch	1947	232	C 100	6,636	Avq.	67%	100%	90%	4,013
ONE STORY FRAME	1947	13	C 100	673	Avq.	67%	100%	90%	407
Frame Garage	1947	660	C 100	9,240	Avq.	70%	100%	90%	5,837
805 SFLA						Outbuilding Total		13,050	

Acpt Land 12,900 **Accepted Bldg** 62,700 **Total** 75,600

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1103P279
 Reference 2 12229P101
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.35	Acres-Homesite (Fract)	21,000.00	17,570	100%		17,570	
Total Acres 0.35						Land Total	17,570

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	540 Sqft	Grade D 105	Base	57,422
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,905
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,677
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1925	0	TYPICAL	TYPICAL	Above Average	Typical	57,194	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		Location		70%	100%	90%	36,132

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1925	420	D 105	18,276	Avq+	70%	100%	90%	11,546
Frame Garage	1925	728	D 105	8,561	Avq+	75%	100%	90%	5,795
Frame Shed	1925	160	D 100	896	Avq-	60%	100%	90%	486
Frame Shed	1925	408	D 100	2,285	Avq-	70%	100%	90%	1,444
1,230 SFLA						Outbuilding Total			19,271

Acpt Land	17,600	Accepted Bldg	55,400	Total	73,000
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/2000
 Sale Price 92,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6196P330

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	75,000.00	48,606	125%	Corner/Loc	60,757
Total Acres 0.21						60,757

Commercial Description

Occupancy Type	Retail Store....
Class & Quality	Masonry.....Avg.
# Dwelling Units	0
Exterior	Aluminum/Vinyl
Stories & Height	1 STORY @ 14'
Heating/Cooling	Forced Warm Air
Built	1950
Remodeled	1979
Base Cost/Sqft	32.59
Heat-Cool/Sqft	+ 2.84
Total	35.43
Size Factor	X 1.065
Adjusted Cost/Sqft	37.73
Total Square Feet	X 4,446
Replacement Cost	167,748
Condition	Average
% Good Physical	X .65
Functional	X 1.00
Subtotal	109,036
Economic Factor	X 1.00
Total Value 109,036	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1979	40	D 100	269	Avq.	85%	100%	100%	229
Wood Deck	1979	36	D 100	242	Avq.	85%	100%	100%	206
4,446 SF	Outbuilding Total								435

Acpt Land	60,800	Accepted Bldg	109,500	Total	170,300
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B6598P297

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	21,000.00	15,143 100%		15,143
Total Acres 0.26				Land Total	15,143

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	400 Sqft	Grade C 95	Base	59,636
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	58,040
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
LAYOUT.....		None		65%	94%	95%
						33,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
									Rcnld
1 & 1/2 STORY FR	1910	437	C 95	27,957	Avq.	65%	94%	95%	16,227
Open Frame Porch	1910	48	C 95	771	Avq.	65%	100%	95%	476
ONE STORY FRAME	1910	56	C 95	2,755	Avq.	65%	94%	95%	1,599
Frame Shed	1910	196	D 100	1,098	Avq.	65%	100%	95%	678
1.25 ST GARAGE..	1910	600	D 100	7,728	Avq-	60%	100%	95%	4,405
1,412 SFLA									23,385
						Outbuilding Total			

Acpt Land	15,100	Accepted Bldg	57,100	Total	72,200
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/17/2009
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10217P043
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	21,000.00	14,549	100%		14,549
Total Acres 0.24				Land Total		14,549

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	725 Sqft	Grade C 100	Base	83,174
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,045
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	84,329
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	91%	95%	43,741	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1920	468	C 100	6,552	Avq-	60%	100%	95%	3,734	
1 & 1/2 STORY FR	1920	480	C 100	32,323	Avq-	60%	91%	95%	16,766	
Wood Deck	1920	80	C 100	672	Avq-	60%	100%	95%	383	
Open Frame Porch	1920	75	C 100	1,190	Avq-	60%	100%	95%	678	
Frame Shed	1920								200	
----- S O U N D V A L U E -----									200	
1,808 SFLA									Outbuilding Total	21,761

Acpt Land	14,500	Accepted Bldg	65,500	Total	80,000
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Valuation Report

Account: 674 Card: 1 of 1

Location: 27 WATER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/12/2010
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11289P031
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	21,000.00	10,708	100%		10,708
Total Acres 0.13				Land Total		10,708

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	384 Sqft	Grade D 100	Base	45,725
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-1,505
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-376
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	0	TYPICAL	TYPICAL	Below Average	Typical	43,844			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	97%	95%			
Value(Rcnld)						24,241			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1935	276	D 100	11,438	Avq-	60%	100%	95%	6,520
1 & 3/4 STORY FR	1935	120	D 100	6,962	Avq-	60%	100%	95%	3,968
ONE STORY FRAME	1935	119	D 100	4,931	Avq-	60%	100%	95%	2,811
Frame Shed	1935	336	D 100	1,882	Fair	45%	100%	95%	805
1,277 SFLA									
Outbuilding Total									14,104
Acpt Land		10,700		Accepted Bldg		38,300		Total	49,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/15/2015
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11982P290
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	21,000.00	16,800 100%		16,800
Total Acres 0.32				Land Total	16,800

Dwelling Description

Replacement Cost New

Garrison	Two Story	884 Sqft	Grade C 100	Base	110,662
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,713
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,356
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	1/4 Finished			Attic	4,581
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	TYPICAL	TYPICAL	Fair	Typical	118,406			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		51%	99%	95%			
Value(Rcnd)						56,794			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2000	96	C 100	806	Poor	94%	100%	95%	720
Frame Garage	1980	960	C 100	13,440	Avq.	86%	90%	95%	9,882
1,768 SFLA									
Outbuilding Total									10,602

Acpt Land 16,800 **Accepted Bldg** 67,400 **Total** 84,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1558P212
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	21,000.00	19,016	100%		19,016
Total Acres 0.41			Land Total			19,016

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 100	Base	92,994
Exterior	WOOD SHINGLE	Masonry Trim	72Sqft	Trim	302
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,947
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1969	0	TYPICAL	TYPICAL	Average	Typical	97,083			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		80%	100%	95%			
						73,783			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1969	403	C 100	5,642	Avg.	80%	100%	95%	4,288
1.75 ST GARAGE..	1969	576	D 100	9,031	Avg.	70%	100%	95%	6,006
1,196 SFLA									
						Outbuilding Total			10,294

Acpt Land	19,000	Accepted Bldg	84,100	Total	103,100
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/2011
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10876P178
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.94	Acres-Rear Land 1-10	1,400.00	1,316	100%		1,316
Total Acres 1.44			Land Total			22,316

Dwelling Description

Replacement Cost New

Conventional	Two Story	512 Sqft	Grade C 100	Base	80,103
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,523
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Good	Typical	88,876
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	75%	84%	95%	53,192	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	2003	272	C 100	14,090	Avq.	97%	84%	95%	10,907
Open Frame Porch	1920	160	C 100	2,380	Good	75%	100%	95%	1,696
ONE STORY FRAME	1920	91	C 100	4,714	Good	75%	84%	95%	2,822
Encl Frame Porch	1920	98	C 100	2,884	Good	75%	100%	95%	2,055
Frame Shed	1920	240	C 100	1,680	Avq.	75%	100%	95%	1,197
1,387 SFLA									18,677

Acpt Land 22,300 **Accepted Bldg** 71,900 **Total** 94,200

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 12/17/2007
 Sale Price 3,400
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9599P162

Reference 2

Tran/Land/Bldg 1 9 47

X Coordinate 0 Y Coordinate 0

Exemption(s) 48 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	80%	Restrictio	0
0.50	Acres-Homesite (Fract)	1,400.00	1,316	80%	Topoogrphv	13,440
0.33	Acres-Wasteland	35.00	12	100%		12
Total Acres 0.83			Land Total			13,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE WD....	2008	1040	B 100	33,844	Avg.	97%	90%	95%	28,069
Frame Shed	2010	160	C 100	1,120	Avg.	97%	100%	95%	1,032
Frame Shed	0								500
----- S O U N D V A L U E -----									
Outbuilding Total									29,601

Acpt Land 13,500 **Accepted Bldg** 29,600 **Total** 43,100

Valuation Report

Map/Lot: 015-130

Account: 625 Card: 1 of 1

Location: 23 HUBBARD STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/29/2005
Sale Price 118,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8574P018

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	21,000.00	14,243	100%		14,243
Total Acres 0.23						14,243

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	522 Sqft	Grade C 100	Base		72,065
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,252
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	TYPICAL	TYPICAL	Above Average	Typical	76,325
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	45,173
None			70%	89%	95%	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1925	119	C 100	3,472	Avq+	70%	100%	95%	2,308
1.5 Story/BSMT	1925	656	C 100	50,604	Avq+	70%	89%	95%	29,950
Open Frame Porch	1925	156	C 100	2,324	Avq+	70%	100%	95%	1,546
Wood Deck	1925	96	C 100	806	Avq+	70%	100%	95%	536
1 Story/BASEMENT	1925	126	C 100	7,762	Avq+	70%	89%	95%	4,593
ONE STORY FRAME	1925	21	C 100	1,088	Avq+	70%	89%	95%	644
Frame Garage	1994	896	C 100	12,544	Avq.	94%	100%	95%	11,201
2,045 SFLA									50,778
Outbuilding Total									50,778

Acpt Land	14,200	Accepted Bldg	96,000	Total	110,200
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/16/2015
 Sale Price 59,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11897P67

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	21,000.00	13,610	100%		13,610
Total Acres 0.21						13,610

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	600 Sqft	Grade C 100	Base	78,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,587
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1998	GOOD	TYPICAL	Above Average	Typical	78,859
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	52,441
None			70%	100%	95%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1920	190	C 100	11,704	Avq+	70%	100%	95%	7,783
Open Frame Porch	1920	72	C 100	1,148	Avq+	70%	100%	95%	764
ONE STORY FRAME	1920	160	C 100	8,288	Avq+	70%	100%	95%	5,512
1.50 ST GARAGE..	1920	320	C 100	5,824	Avq+	70%	100%	95%	3,873
1,400 SFLA									
Outbuilding Total									17,932

Acpt Land	13,600	Accepted Bldg	70,400	Total	84,000
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5510P105

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) 22 39 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	21,000.00	19,475	100%		19,475
Total Acres 0.43						19,475

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,242 Sqft	Grade C 95	Base	139,285
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,990
Attic	Floor & Stairs			Attic	3,304
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Below Average	Typical	141,623			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		60%	87%	86%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1920	105	C 95	2,926	Avq-	60%	100%	85%	1,501
Encl Frame Porch	1920	216	C 95	5,879	Avq-	60%	100%	85%	3,016
Wood Deck	2010	112	C 100	941	Avq.	97%	100%	85%	781
2,484 SFLA									
Outbuilding Total						5,298			

Acpt Land 19,500 **Accepted Bldg** 68,500 **Total** 88,000

Oakland
 Name: BLAKE, STEVEN C.

Valuation Report

07/15/2016

Page 1985

Map/Lot:

015-133

Account: 1373 Card: 1 of 1

Location:

CENTER STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 10/19/2009
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10246P097

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	21,000.00	15,143	95%	Vacancy	0
0.26	Acres-Homesite (Fract)	1,400.00	1,316	25%		3,597
Total Acres 0.26					Land Total	3,597

Acpt Land 3,600 **Accepted Bldg** 0 **Total** 3,600

Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/24/2014
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11723P283

Reference 2

Tran/Land/Bldg 1 2 17

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Homesite (Fract)	75,000.00	23,717	100%		23,717
Total Acres 0.05						23,717
						Land Total
						23,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT UNFINISHED.	1900	1558	D 100	16,199	Avg-	50%	25%	100%	2,025
MEDICAL OFF...	1985	1558	B 100	181,476	Avg.	89%	100%	100%	161,514
APT	1900	1558	C 100	95,648	Avg.	65%	50%	100%	31,086
Outbuilding Total									194,625

Acpt Land	23,700	Accepted Bldg	194,600	Total	218,300
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Oakland
 Name: LUCKY ONE THREE IV, LLC

Valuation Report

07/15/2016

Page 1987

Map/Lot: 015-135

Account: 1331 Card: 1 of 1

Location: 5 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... 99

Reference 1 B7470P022

Reference 2

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Sale Data	
Sale Date	06/17/2003
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
0.44	Acres-Rear Land 1-10	2,500.00	1,100	100%		1,100
Total Acres 0.94					Land Total	76,100

Acpt Land	76,100	Accepted Bldg	0	Total	76,100
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/02/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7056P106

Reference 2

Tran/Land/Bldg 1 2 26

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
3.92	Acres-Rear Land 1-10	2,500.00	9,800	100%		9,800
Total Acres 4.42			Land Total			84,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
OFFICE WOOD.....	1990	1104	C 100	85,680	Avg+	93%	90%	100%	71,714
STORE FRAME.....	1988	1104	C 100	68,678	Avg.	91%	90%	100%	56,247
GARAGE FRAME ..	1950	4000	C 100	168,000	Avg.	68%	90%	100%	102,816
CANOPY GD.....	1985	1500	C 100	33,705	Avg.	89%	90%	100%	26,997
COV LOAD DOCK...	2010	3360	B 100	90,317	Avg.	97%	100%	100%	87,607
GARAGE FRAME ..	2015	7200	C 100	302,400	Avg.	97%	100%	100%	293,328
						Outbuilding Total			638,709

Acpt Land 84,800 **Accepted Bldg** 638,700 **Total** 723,500

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1757P60

Reference 2

Tran/Land/Bldg 1 4 77

X Coordinate 0 Y Coordinate 0

Exemption(s) 54 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	75,000.00	61,847	100%		61,847
Total Acres 0.34				Land Total		61,847

Commercial Description

Occupancy Type	Fraternal Bldg..	
Class & Quality	Frame.....Low	
# Dwelling Units	0	
Exterior	Wood Siding	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	Forced Warm Air	
Built	1910	
Remodeled	0	
Base Cost/Sqft	37.39	
Heat-Cool/Sqft	+	6.20
Total	43.59	
Size Factor	X	0.978
Adjusted Cost/Sqft	42.63	
Total Square Feet	X	3,034
Replacement Cost	129,339	
Condition	Average	
% Good Physical	X	.65
Functional	X	1.00
Subtotal	84,070	
Economic Factor	X 1.00	Total Value 84,070

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1980	27	D 100	414	Avq-	84%	100%	100%	348
BSMT UNFINISHED.	1980	3034	C 100	36,781	Avq.	86%	50%	100%	15,816
3,034 SF				Outbuilding Total					16,164

Acpt Land	61,800	Accepted Bldg	100,200	Total	162,000
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/01/1993
Sale Price 45,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4464P138

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.46	Acres-Rear Land 1-10	1,400.00	644	100%		644
Total Acres 0.96			Land Total			21,644

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	912 Sqft	Grade C 100	Base	107,813
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Hot Water BB	Cooling	0% None	Heat	-2,223
Rooms	10	HEARTHES	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	TYPICAL	TYPICAL	Average	Typical	101,760	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
Incomplete		None		83%	81%	95%	64,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1975	228	C 100	11,810	Avq.	83%	95%	95%	8,846	
Frame Garage	1975			----- S O U N D V A L U E -----						500
1.75 Story/BSMT	1920	352	C 100	28,977	Fair	50%	95%	95%	13,076	
1.50 ST GARAGE..	2006	1280	B 100	29,819	Avq.	97%	100%	95%	27,478	
2,440 SFLA									49,900	
Outbuilding Total									49,900	

Acpt Land 21,600 **Accepted Bldg** 114,900 **Total** 136,500

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3112P199
 Reference 2 BY MERGER 6/92
 Tran/Land/Bldg 1 2 31
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	110%	Corner/Loc	82,500
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 0.63			Land Total			82,825

Commercial Description						
Occupancy Type	Bank.....		Storage Basement			
Class & Quality	Frame.....Avg.		Masonry.....Avg.			
# Dwelling Units	0		0			
Exterior	Aluminum/Vinyl		Brick/Stone			
Stories & Height	1 STORY @ 8'		1 STORY @ 9'			
Heating/Cooling	Hot Water		NONE			
Built	1900		1900			
Remodeled	1992		1992			
Base Cost/Sqft		68.19			18.86	
Heat-Cool/Sqft	+	10.44			0.00	
Total		78.63			18.86	
Size Factor	X	1.058			1.084	
Adjusted Cost/Sqft		83.19			20.44	
Total Square Feet	X	1,172			1,172	
Replacement Cost		97,499			23,956	
Condition	Above Average		Above Average			
% Good Physical	X	.70			.70	
Functional	X	0.00			0.00	
Subtotal		0			0	
Economic Factor	X 1.00		Total Value			0

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
BANK WD AV.....	2006	2017	A 100	320,783	Ava.	97%	100%	100%	311,160	
CANOPY AV.....	2006	256	A 100	7,363	Ava.	97%	100%	100%	7,142	
Patio	2006	25	B 100	90	Ava.	97%	100%	100%	87	
SINGLE LIGHT....	2006	3	B 100	5,376	Ava.	97%	100%	100%	5,215	
2,344 SF									Outbuilding Total	323,604

Acpt Land	82,800	Accepted Bldg	323,600	Total	406,400
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1 B5580P318
Reference 2 B8947P161
Tran/Land/Bldg 1 2 96
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.29	Acres-Homesite (Fract)	21,000.00	15,993	100%		15,993	
Total Acres 0.29						Land Total	15,993

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	760 Sqft	Grade C 100	Base	94,442
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,277
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	GOOD	TYPICAL	Good	Typical	96,207
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	
None			75%	97%	95%	66,491

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
TWO STORY FRAME	1900	55	C 100	4,273	Avq.	65%	100%	95%	2,638
Encl Frame Porch	1900	100	C 100	2,940	Avq.	65%	100%	95%	1,815
Encl Frame Porch	1900	35	C 100	1,120	Avq.	65%	100%	95%	692
1.75 ST BARN....	1900	576	C 100	12,096	Avq-	60%	60%	95%	4,137
1 Story/BASEMENT	2006	120	B 100	9,461	Avq.	97%	100%	95%	8,718
TWO STORY FRAME	1900	60	C 100	4,662	Avq.	65%	100%	95%	2,878
2 STORY SHED....	1900	56	C 100	588	Avq.	65%	100%	95%	363
Wood Deck	2004	100	C 100	840	Avq.	97%	100%	95%	774
1,680 SFLA						Outbuilding Total			22,015

Acpt Land	16,000	Accepted Bldg	88,500	Total	104,500
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Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3234P31
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	21,000.00	17,819 100%		17,819
Total Acres 0.36				Land Total	17,819

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,232 Sqft	Grade B 90	Base	153,557
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-3,477
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-6,954
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,419
Insulation	Heavy			Insulation	1,739
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	150,187			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	82% 95%	113,486			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	576	C 100	8,064	Avq.	80%	100%	95%	6,128
Wood Deck	1990	80	C 100	672	Avq.	92%	100%	95%	587
Carport/Canopy	1990	210	C 100	1,323	Avq.	92%	100%	95%	1,156
2,156 SFLA						Outbuilding Total			7,871

Acpt Land	17,800	Accepted Bldg	121,400	Total	139,200
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/31/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8921P106

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	21,000.00	16,535 100%		16,535
Total Acres 0.31				Land Total	16,535

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	984 Sqft	Grade C 100	Base	114,146
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,133
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,243
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Above Average	Typical	115,936			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	99%	95%	76,326				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	60	C 100	3,108	Avq+	70%	99%	95%	2,046
Open Frame Porch	1920	84	C 100	1,316	Avq+	70%	100%	95%	875
Frame Shed	1920	264	C 100	1,848	Avq-	60%	100%	95%	1,054
1.75 ST BARN....	1920	528	C 100	11,088	Avq-	60%	50%	95%	3,160
Encl Frame Porch	1920	110	C 100	3,220	Avq+	70%	100%	95%	2,141
Open Frame Porch	1920	160	C 100	2,380	Avq+	70%	100%	95%	1,583
TWO STORY FRAME	1920	24	C 100	1,865	Avq+	70%	99%	95%	1,228
Open Frame Porch	1920	10	C 100	280	Avq+	70%	100%	95%	186
1,830 SFLA						Outbuilding Total			12,273
Acpt Land		16,500		Accepted Bldg		88,600		Total	105,100

Oakland
 Name: KINNEY, SCOTT R.

Valuation Report

07/15/2016

Page 1995

Map/Lot: 015-143

Account: 2949 Card: 1 of 1

Location: 52 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/04/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12003P130

Reference 2

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	21,000.00	9,850	100%		9,850
Total Acres 0.11					Land Total	9,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1987	14X68	A 100	34,959	Ava.	55%	100%	95%	18,266
Encl Frame Porch	1987	120	C 100	3,500	Ava+	80%	100%	95%	2,660
Frame Shed	1987	240	C 100	1,680	Ava.	90%	100%	95%	1,436
MH SLAB.....	1987	952	C 100	3,332	Ava.	90%	100%	95%	2,849
952 SFLA						Outbuilding Total			25,211

Acpt Land	9,900	Accepted Bldg	25,200	Total	35,100
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Oakland
 Name: EWT, LLC 5

Valuation Report

07/15/2016

Page 1996

Map/Lot: 015-144

Account: 2798 Card: 1 of 1

Location: 46 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/17/2002
 Sale Price 263,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7106P301

Reference 2

Tran/Land/Bldg 1 2 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000
1.00	Acres-Rear Land 1-10	2,500.00	2,500	100%		2,500
Total Acres 1.50					Land Total	77,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	1978	3078	D 100	144,614	Avq-	82%	80%	100%	94,866
APT	1978	3078	D 100	144,614	Avq-	82%	80%	100%	94,866
BSMT FINISHED...	1978	3078	D 100	67,740	Avq-	82%	80%	100%	44,438
						Outbuilding Total			234,170

Acpt Land 77,500 **Accepted Bldg** 234,200 **Total** 311,700

Neighborhood 1 VILLAGE.....

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 12/19/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11601P184

Reference 2

Tran/Land/Bldg 1 3 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
3.14	Acres-Rear Land 1-10	1,000.00	3,140	100%		3,140
Total Acres 5.14						Land Total 43,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Func	Econ		
TURNSTYLE.....	1900			----	S O U N D	V A L U E				500
OUONSET.....	1978	6160	D 100	68,992	Ava.	85%	75%	100%	43,982	
OUONSET.....	1978	6160	D 100	68,992	Ava.	85%	75%	100%	43,982	
Frame Shed	1993	40	C 100	280	Ava.	94%	85%	100%	224	
Outbuilding Total									88,688	

Acpt Land 43,100 **Accepted Bldg** 88,700 **Total** 131,800

Account: 1560 Card: 1 of 7

Location: 131 MESSALONSKEE HIGH DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 89

X Coordinate 0 Y Coordinate 0

Exemption(s) 61 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
10.00	Acres-Rear Land 1-10	1,500.00	15,000	200%	View/Envir	30,000
10.00	Acres-Rear Land 11-20	450.00	4,500	100%		4,500
39.68	REAR2-Rear 21+	375.00	14,880	100%		14,880
Total Acres 63.68						176,660

Commercial Description

Occupancy Type	Classroom.....	Gymnasium.....
Class & Quality	Masonry.....Good	Masonry.....Good
# Dwelling Units	0	0
Exterior	Brick/Stone	Brick/Stone
Stories & Height	1 STORY @ 14'	1 STORY @ 23'
Heating/Cooling	Hot Water	Hot Water
Built	1969	1969
Remodeled	1991	1991
Base Cost/Sqft	61.90	63.85
Heat-Cool/Sqft	+ 8.81	8.81
Total	70.71	72.66
Size Factor	X 0.970	1.112
Adjusted Cost/Sqft	68.59	80.80
Total Square Feet	X 67,669	25,530
Replacement Cost	4,641,417	2,062,824
Condition	Above Average	Above Average
% Good Physical	X .79	.77
Functional	X 1.00	1.00
Subtotal	3,666,719	1,588,374
Economic Factor	X 1.00	Total Value 5,255,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SPRINKLERS/00...	1991	1127	C 100	174,059	Avq+	93%	100%	100%	161,875
Frame Garage	2007	864	B 100	15,483	Avq.	97%	100%	100%	15,019
GREENHOUSE.....	2015								22,000
93,199 SF				----- S O U N D V A L U E -----					
Outbuilding Total									198,894

Acpt Land 176,700 **Accepted Bldg** 5,454,000 **Total** 5,630,700

Account: 1560 Card: 2 of 7

Location: 131 MESSALONSKEE HIGH DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 89

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type	Auditorium.....	
Class & Quality	Masonry.....Exc.	
# Dwelling Units	0	
Exterior	Brick/Stone	
Stories & Height	1 STORY @ 30'	
Heating/Cooling	Hot Water	
Built	1969	
Remodeled	1991	
Base Cost/Sqft		108.65
Heat-Cool/Sqft	+	8.53
Total		117.18
Size Factor	X	1.358
Adjusted Cost/Sqft		159.13
Total Square Feet	X	19,520
Replacement Cost		3,106,218
Condition	Above Average	
% Good Physical	X	.81
Functional	X	1.00
Subtotal		2,516,037
Economic Factor	X 1.00	
		Total Value 2,516,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1991	64	C 100	448	Avq+	93%	100%	100%	417
Frame Garage	1991	512	C 100	7,168	Avq+	93%	100%	100%	6,666
Frame Shed	1960	84	D 100	470	Avq-	70%	100%	100%	329
Frame Shed	1960	100	D 100	560	Fair	63%	100%	100%	353
Frame Shed	1960	8664	E 100	30,324	Poor	59%	100%	100%	17,891
Frame Garage	1960	640	C 100	8,960	Avq.	74%	100%	100%	6,630
Frame Shed	1960	120	D 100	672	Avq.	74%	100%	100%	497
Open Frame Porch	1960	48	D 100	650	Avq.	74%	100%	100%	481
Frame Shed	1991	180	D 100	1,008	Avq.	92%	100%	100%	927
Frame Shed	1991	180	D 100	1,008	Avq.	92%	100%	100%	927
19,520 SF									Outbuilding Total 35,118

Acpt Land 0 **Accepted Bldg** 2,551,200 **Total** 2,551,200

Valuation Report

Account: 1560 Card: 3 of 7

Location: 131 MESSALONSKEE HIGH DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 89

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,968 Sqft	Grade C 100	Base	140,549
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1536 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	22,904
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,849
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1992	0	TYPICAL	TYPICAL	Average	93%	98%	100%			170,822
Functional Obsolescence		Economic Obsolescence								
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1991	64	D 100	358	Ava.	92%	100%	100%	329	
1,968 SFLA								Outbuilding Total		329
Acpt Land			0	Accepted Bldg			156,000	Total		156,000

Valuation Report

Account: 1560 Card: 4 of 7

Location: 131 MESSALONSKEE HIGH DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 89

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Conventional	One Story	420 Sqft	Grade C 100	Base	45,192
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement	-1,029
Fin. Basement Area	260 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,640
Heating	100% Electric	Cooling	100% None	Heat	-1,176
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	420	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Obsolete	Obsolete	Above Average	Typical	44,107
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	95%	100%
						Value(Rcnd)
						38,969
Acpt Land			0	Accepted Bldg	39,000	Total
						39,000

Account: 1560 Card: 5 of 7

Map/Lot: 015-149
 Location: 32-34 WILLIAMS COURT

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 89

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type	Service Garage..	Service Garage..
Class & Quality	Rigid Frame.Low	Rigid Frame.Avg.
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 16'	1 STORY @ 16'
Heating/Cooling	Forced Warm Air	Forced Warm Air
Built	1960	2009
Remodeled	1994	0
Base Cost/Sqft	16.15	22.40
Heat-Cool/Sqft	+ 3.39	3.39
Total	19.54	25.79
Size Factor	X 1.293	1.297
Adjusted Cost/Sqft	25.27	33.45
Total Square Feet	X 3,270	1,080
Replacement Cost	82,633	36,126
Condition	Average	Average
% Good Physical	X .65	.97
Functional	X 1.00	1.00
Subtotal	53,711	35,042
Economic Factor	X 1.00	Total Value 88,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1970	1344	C 100	24,461	Avq.	80%	100%	100%	19,569
Frame Shed	1960	280	D 100	1,568	Avq-	70%	100%	100%	1,098
1.50 ST GARAGE..	2000	288	C 100	5,242	Avq.	97%	100%	100%	5,085
4,350 SF									25,752
Outbuilding Total									25,752

Acpt Land

0 Accepted Bldg

114,500 Total

114,500

Account: 1560 Card: 6 of 7

Map/Lot: 015-149
 Location: 33 SCHOOL BUS DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 89

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type	School.....	Gymnasium.....
Class & Quality	Masonry.....Good	Masonry.....Good
# Dwelling Units	0	0
Exterior	Brick/Stone	Brick/Stone
Stories & Height	3 STORY @ 14'	1 STORY @ 23'
Heating/Cooling	Hot Water	Hot Water
Built	2003	2003
Remodeled	0	0
Base Cost/Sqft	65.74	63.85
Heat-Cool/Sqft	+ 8.81	8.81
Total	74.55	72.66
Size Factor	X 0.959	1.143
Adjusted Cost/Sqft	71.49	83.05
Total Square Feet	X 77,982	32,926
Replacement Cost	5,574,933	2,734,504
Condition	Average	Average
% Good Physical	X .97	.97
Functional	X 1.00	1.00
Subtotal	5,407,685	2,652,469
Economic Factor	X 1.00	Total Value 8,060,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	2003	80	B 100	717	Avq.	97%	100%	100%		695
110,908 SF							Outbuilding Total			695

Acpt Land 0 **Accepted Bldg** 8,060,800 **Total** 8,060,800

Account: 1560 Card: 7 of 7

Location: 131 MESSALONSKEE HIGH DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 89

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type	School.....		
Class & Quality	Masonry.....Good		
# Dwelling Units	0		
Exterior	Brick/Stone		
Stories & Height	2 STORY @ 14'		
Heating/Cooling	Hot Water		
Built	2003		
Remodeled	0		
Base Cost/Sqft		65.74	
Heat-Cool/Sqft	+	8.81	
Total		74.55	
Size Factor	X	1.428	
Adjusted Cost/Sqft		106.46	
Total Square Feet	X	1,092	
Replacement Cost		116,254	
Condition	Average		
% Good Physical	X	.97	
Functional	X	1.00	
Subtotal		112,766	
Economic Factor	X 1.00		
		Total Value	112,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Open Frame Porch	2003	500	A 100	11,424	Avg.	97%	100%	100%		11,081
Open Frame Porch	2003	500	A 100	11,424	Avg.	97%	100%	100%		11,081
1,092 SF							Outbuilding Total			22,162

Acpt Land	0	Accepted Bldg	134,900	Total	134,900
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Valuation Report

Account: 1560

Location: 131 MESSALONSKEE HIGH DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	176,700	5,454,000	5,630,700	176,700	5,454,000	5,630,700
2	0	2,551,200	2,551,200	0	2,551,200	2,551,200
3	0	156,000	156,000	0	156,000	156,000
4	0	39,000	39,000	0	39,000	39,000
5	0	114,500	114,500	0	114,500	114,500
6	0	8,060,800	8,060,800	0	8,060,800	8,060,800
7	0	134,900	134,900	0	134,900	134,900
TOTAL	176,700	16,510,400	16,687,100	176,700	16,510,400	16,687,100

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 4 83

X Coordinate 0 Y Coordinate 0

Exemption(s) 61 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000	
0.50	Acres-Homesite (Fract)	75,000.00	75,000	100%		75,000	
2.00	Acres-Frontage 1	12,500.00	25,000	81%	Excess Frt	20,250	
2.41	Acres-Rear Land 1-10	2,500.00	6,025	100%		6,025	
Total Acres 5.41						Land Total	176,275

Commercial Description

Occupancy Type	School.....	School.....	
Class & Quality	Masonry.....Avg.	Masonry.....Avg.	
# Dwelling Units	0	0	
Exterior	Brick/Stone	Brick/Stone	
Stories & Height	3 STORY @ 14'	1 STORY @ 15'	
Heating/Cooling	Steam w/Boiler	Steam w/Boiler	
Built	1924	1924	
Remodeled	1987	1987	
Base Cost/Sqft	51.99	51.99	
Heat-Cool/Sqft	+ 8.40	8.40	
Total	60.39	60.39	
Size Factor	X 1.013	1.036	
Adjusted Cost/Sqft	61.18	62.56	
Total Square Feet	X 24,705	24,276	
Replacement Cost	1,511,452	1,518,707	
Condition	Above Average	Above Average	
% Good Physical	X .70	.70	
Functional	X 1.00	1.00	
Subtotal	1,058,016	1,063,095	
Economic Factor	X 1.00	Total Value	2,121,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rchld
Frame Garage	1990	720	C 100	10,080	Avq+	93%	100%	100%		9,374
SPRINKLERS/00...	1990	489	C 100	83,551	Avq+	93%	100%	100%		77,702
48,981 SF							Outbuilding Total			87,076

Accpt Land 176,300 **Accepted Bldg** 2,208,200 **Total** 2,384,500

Oakland
 Name: REGIONAL SCHOOL UNIT #18

Valuation Report

07/15/2016

Page 2007

Map/Lot:

015-149-1

Account: 1558 Card: 2 of 2

Location:

55 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2892P146

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
BIO MASS BOILER	2012			----	SOUND	VALUE	----		1,358,300
UNDERGROUND	2012			----	SOUND	VALUE	----		300,000
48,981 SFLA									
								Outbuilding Total	1,658,300
Acpt Land			0	Accepted Bldg			1,658,300	Total	1,658,300

Oakland
Name: REGIONAL SCHOOL UNIT #18

Valuation Report

07/15/2016

Page 2008

Map/Lot:

015-149-1

Account: 1558

Location:

55 PLEASANT STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	176,300	2,208,200	2,384,500	176,300	2,208,200	2,384,500
2	0	1,658,300	1,658,300	0	1,658,300	1,658,300
TOTAL	176,300	3,866,500	4,042,800	176,300	3,866,500	4,042,800

Valuation Report

Map/Lot: 015-150

Account: 723 Card: 1 of 1

Location: 63 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/13/2003
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7738P003

Reference 2

Tran/Land/Bldg 1 2 96

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	42,000.00	34,634	100%		34,634
Total Acres 0.34						34,634

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 ST GARAGE..	1985	728	C 110	15,695	Ava.	89%	100%	100%	13,969
OFFICE WOOD.....	2004	192	D 100	17,472	Ava.	97%	80%	100%	13,558
Outbuilding Total									27,527

Acpt Land	34,600	Accepted Bldg	27,500	Total	62,100
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Oakland
 Name: MARSHALL, GERALD F., HEIRS OF

Valuation Report

07/15/2016

Page 2010

Account: 1925 Card: 1 of 1

Map/Lot: 015-150-A
 Location: 65 PLEASANT STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/13/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7738P003

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
20 Mobile Home	1973	20X52	D 110	14,977	Ava+	60%	100%	95%	8,537
Open Frame Porch	1973	36	D 110	567	Ava.	82%	100%	95%	442
1,040 SFLA									8,979
Acpt Land		0				9,000	Total		9,000

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10179P278
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Sale Data
 Sale Date 08/10/2009
 Sale Price 80,000
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Dwelling Description				Replacement Cost New	
Ranch	One Story	696 Sqft	Grade D 110	Base	54,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Percent Good			Value
1980	0	TYPICAL	TYPICAL	Average			Phy	Func	Econ	Rcnld
Functional Obsolescence				Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None				None		86%	97%	95%	43,373	
Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond		Phy	Func	Econ	Rcnld
Wood Deck	1980	40	C 100	336	Ava.		86%	100%	95%	275
696 SFLA							Outbuilding Total			275
Acpt Land			0	Accepted Bldg			43,600	Total		43,600

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/10/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10179P278
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	21,000.00	16,267 150%		24,400
Total Acres 0.30				Land Total	24,400

Dwelling Description

Replacement Cost New

Ranch	One Story	836 Sqft	Grade C 100	Base	70,818
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,778
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	836	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1980	0	GOOD	GOOD	Average	Typical	62,040	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	95%	95%	48,152

Acpt Land 24,400 **Accepted Bldg** 48,200 **Total** 72,600

Oakland
 Name: KORNER STORE REALTY (THE), LLC

Valuation Report

07/15/2016

Page 2013

Map/Lot: 015-152

Account: 1678 Card: 1 of 1

Location: 45 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use DOWNTOWN COMMERC

Topography Level

Utilities All Public

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... COMMERCIAL.....

Reference 1

Reference 2 B9955P003

Tran/Land/Bldg 1 2 23

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	75,000.00	47,434	100%		47,434
Total Acres 0.20						47,434

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1980	2234	D 100	106,803	Avq+	88%	50%	100%	46,994
STORE FRAME.....	1900	2230	D 110	114,540	Avq+	70%	90%	100%	72,160
BSMT UNFINISHED.	1900	1419	D 100	14,955	Avq-	60%	20%	100%	1,795
Outbuilding Total									120,949

Acpt Land	47,400	Accepted Bldg	120,900	Total	168,300
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Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B10107P217
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Sale Data
 Sale Date 04/17/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	30,000.00	22.847 100%		22,847
Total Acres 0.29				Land Total	22,847

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	85,864
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,587
Fin. Basement Area	110 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,232
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,656
Rooms	10	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	1990	TYPICAL	TYPICAL	Above Average	Typical	95,565			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		Location		70%	79%	90%	47,563		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1900	299	C 100	2,512	Avq+	70%	100%	90%	1,582
1 Story/BASEMENT	1900	312	C 100	19,219	Avq+	70%	79%	90%	9,565
1 ST BARN.....	1900	624	C 100	10,483	Avq.	65%	50%	90%	3,066
APT	1900	468	C 100	34,608	Avq+	70%	70%	90%	15,262
Open Frame Porch	1900	24	C 100	476	Avq+	70%	100%	90%	300
1.75 Story/BSMT	1900	240	C 100	19,757	Avq+	70%	79%	90%	9,833
Open Frame Porch	1900	50	C 100	840	Avq+	70%	100%	90%	529
SAUNA.....	1990	88	C 100	4,928	Avq.	92%	100%	90%	4,081
1,810 SFLA							Outbuilding Total		44,218
Acpt Land		22,800		Accepted Bldg		91,800		Total	114,600

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/08/2005
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8488P218
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Topography	20,250
1.35	Acres-Rear Land 1-10	1,500.00	2,025	100%		2,025
Total Acres 1.85			Land Total			22,275

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	1,104 Sqft Masonry Trim Roof Cover	Grade C 110 None Asphalt Shingles	Base Trim Roof	137,172 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-5,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,236
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	139,156			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	Location	65%	94%	95%	80,773				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1900	240	C 110	2,218	Avq.	65%	100%	95%	1,370
Open Frame Porch	1997	192	C 100	2,828	Avq.	96%	100%	95%	2,579
ONE STORY FRAME	1900	180	C 110	10,256	Avq.	65%	97%	95%	6,143
Frame Shed	2015	120	B 100	1,075	Avq.	97%	80%	95%	792
Wood Deck	1997	84	C 100	706	Avq.	96%	100%	95%	644
2,112 SFLA									11,528
Acpt Land		22,300		Accepted Bldg		92,300		Total	114,600

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	05/27/2004
Sale Price	87,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7964P324
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Topography	20,250
0.95	Acres-Rear Land 1-10	1,500.00	1,425	100%		1,425
Total Acres 1.45					Land Total	21,675

Dwelling Description

Replacement Cost New

Conventional	Two Story	575 Sqft	Grade C 100	Base	82,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,415
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,834
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1900	1994	TYPICAL	TYPICAL	Above Average	Typical	84,209					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)						
None	None	70%	100%	100%	58,946						
Outbuildings/Additions/Improvements						Value Rcnd					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
Frame Garage	1900	280	D 100	3,136	Avq.	65%	100%	100%	2,038		
Wood Deck	1900	40	C 100	336	Avq+	70%	100%	100%	235		
1 Story/BASEMENT	1900	99	C 100	6,098	Avq+	70%	100%	100%	4,269		
Encl Frame Porch	1900	63	C 100	1,904	Avq+	70%	100%	100%	1,333		
Wood Deck	2000	269	C 100	2,260	Avq.	97%	100%	100%	2,192		
1,249 SFLA									10,067		
Acpt Land						21,700	Accepted Bldg		69,000	Total	90,700

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 11/18/2005
Sale Price 143,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8696P138
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Topoqraphy	20,250
1.80	Acres-Rear Land 1-10	1,500.00	2,700	100%		2,700
Total Acres 2.30				Land Total		22,950

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	648 Sqft	Grade C 100	Base	78,785
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-907
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,794
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	82,352
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	88%	99%	100%	71,745	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1980	24	C 100	1,243	Avq+	88%	99%	100%	1,083
ONE STORY FRAME	1980	140	C 100	7,252	Avq+	88%	99%	100%	6,318
1 Story/BASEMENT	1980	420	C 100	25,872	Avq+	88%	99%	100%	22,539
1.75 ST BARN....	1980	1225	C 100	25,725	Avq.	86%	50%	100%	11,062
Wood Deck	1990	196	C 100	1,646	Avq.	92%	100%	100%	1,514
Unfin Basement	1980	1225	D 100	9,604	Avq.	86%	50%	100%	4,130
1,718 SFLA									46,646

Acpt Land 23,000 **Accepted Bldg** 118,400 **Total** 141,400

Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B5831P124

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	90%	Topoqraphv	27,000
1.25	Acres-Rear Land 1-10	2,000.00	2,500	100%		2,500
Total Acres 1.75			Land Total			29,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	771 Sqft	Grade C 100	Base	93,539
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,238
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,324
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	GOOD	GOOD	Good	Typical	96,145
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		75%	100% 100%	72,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1938	280	C 100	1,960	Good	75%	100%	100%	1,470
Wood Deck	1996	361	C 100	3,032	Avq.	95%	100%	100%	2,880
Jacuzzi #	1996	1	C 100	3,500	Avq.	95%	100%	100%	3,325
Open Frame Porch	2011	135	C 100	2,030	Avq.	97%	100%	100%	1,969
3/4S AD/GAR.....	2000	440	B 100	28,977	Avq.	97%	100%	100%	28,108
Unfin Basement	1938	440	C 100	4,312	Avq.	65%	100%	100%	2,803
1,349 SFLA									40,555

Acpt Land

29,500

Accepted Bldg

112,700

Total

142,200

Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8917P134
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Sale Data
 Sale Date 04/15/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.00			Land Total			31,000

Dwelling Description

Replacement Cost New

Conventional	One Story	624 Sqft	Grade C 100	Base	58,914
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,538
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	60,452
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	71%	100%	100%	42,921	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1954	128	C 100	3,724	Avq.	71%	100%	100%	2,644
Wood Deck	1954	28	D 100	188	Avq.	70%	100%	100%	132
Frame Garage	1954	434	D 100	4,861	Avq.	80%	100%	100%	3,889
Wood Deck	2000	90	C 100	756	Avq.	97%	100%	100%	733
Frame Shed	2000	80	C 100	560	Avq.	97%	100%	100%	543
624 SFLA									7,941
Outbuilding Total									7,941

Acpt Land 31,000 **Accepted Bldg** 50,900 **Total** 81,900

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/28/2010
 Sale Price 147,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10432P275
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.22			Land Total			31,440

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	832 Sqft	Grade C 100	Base	98,800
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,588
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	TYPICAL	TYPICAL	Above Average	Typical	105,748
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	99%	100%
						73,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1938	242	C 100	3,528	Avq+	70%	100%	100%	2,470
ONE STORY FRAME	1938	48	C 100	2,486	Avq+	70%	99%	100%	1,723
Wood Deck	1938	276	C 100	2,318	Avq+	70%	100%	100%	1,623
Frame Garage	1938	240	D 100	2,688	Fair	35%	100%	100%	941
Wood Deck	2000	136	C 100	1,142	Avq.	97%	100%	100%	1,108
1.5 Story/BSMT	2000	224	C 100	17,279	Avq.	97%	99%	100%	16,593
Wood Deck	2011	312	C 100	2,621	Avq.	97%	100%	100%	2,542
Carport/Canopy	2014	160	B 100	1,291	Avq.	97%	100%	100%	1,252
1,840 SFLA									
Outbuilding Total									28,252

Acpt Land	31,400	Accepted Bldg	101,500	Total	132,900
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Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 11/19/1993
Sale Price 83,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4556P294
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.14	Acres-Rear Land 1-10	2,000.00	280	100%		280
Total Acres 0.64			Land Total			30,280

Dwelling Description

Replacement Cost New

Conventional Exterior	One & 3/4 Story	1,080 Sqft	Grade C 105	Base	126,197
Dwelling Units	ALUM/VINYL	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,890
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	TYPICAL	Above Average	Typical	130,734
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
LAYOUT.....		None		70%	95%	100%
						86,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1930	50	C 105	1,617	Avq+	70%	100%	100%	1,132
1 Story/BASEMENT	1930	100	C 105	6,468	Avq+	70%	95%	100%	4,302
Wood Deck	1930	362	C 105	3,193	Avq+	70%	100%	100%	2,235
Frame Garage	1930	480	C 105	7,056	Avq+	70%	97%	100%	4,791
1,990 SFLA									
Outbuilding Total									12,460

Acpt Land 30,300 **Accepted Bldg** 99,400 **Total** 129,700

Oakland
 Name: GLOVER, DAVID L.

Valuation Report

07/15/2016

Page 2022

Map/Lot: 015-161

Account: 1312 Card: 1 of 1

Location: 97 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 BOS 8/31/06
 Reference 2

Sale Data
 Sale Date 08/31/2006
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 0.68			Land Total			30,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10 Mobile Home.	1964	10X47	D 100	10,629	Avg.	55%	100%	100%	5,846
MH GABLE ROOF...	1964	470	D 100	2,106	Avg.	77%	100%	100%	1,622
Encl Frame Porch	1964	128	D 100	2,979	Avg.	77%	100%	100%	2,294
Frame Garage	1964	288	D 100	3,226	Avg.	55%	100%	100%	1,774
470 SFLA						Outbuilding Total			11,536

Accept Land	30,400	Accepted Bldg	11,500	Total	41,900
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Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B2138P201
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.65	Acres-Rear Land 1-10	2,000.00	1,300	100%		1,300
Total Acres 1.15			Land Total			31,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	528 Sqft	Grade C 100	Base	72,583
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,277
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	TYPICAL	TYPICAL	Above Average	Typical	74,322
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	100%	100%	52,025	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1915	160	C 100	8,288	Avq+	70%	100%	100%	5,802
1 & 1/2 STORY FR	1915	60	C 100	4,040	Avq+	70%	100%	100%	2,828
Frame Garage	1980	672	C 100	9,408	Avq.	86%	100%	100%	8,091
ONE STORY FRAME	1915	308	C 100	15,954	Avq+	70%	100%	100%	11,168
1,482 SFLA									27,889
Outbuilding Total									27,889

Acpt Land	31,300	Accepted Bldg	79,900	Total	111,200
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Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	01/13/2001
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9532P215
 Reference 2 B9280P012
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.21	Acres-Rear Land 1-10	1,500.00	315	100%		315	
Total Acres 0.71						Land Total	22,815

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	552 Sqft	Grade C 100	Base	76,146
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-6,376
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,380
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Average	Typical	75,930
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			65%		93%	100%
						45,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Encl Frame Porch	1900	352	C 100	9,996	Avq.	65%	100%	100%	6,497
ONE STORY FRAME	1900	162	C 100	8,392	Avq.	65%	93%	100%	5,073
ONE STORY FRAME	1900	308	C 100	15,954	Avq.	65%	93%	100%	9,644
1 & 3/4 STORY FR	1900	728	C 100	52,794	Avq.	65%	93%	100%	31,914
Wood Deck	2007	492	B 100	5,291	Avq.	97%	100%	100%	5,132
ONE STORY FRAME	1900	30	C 100	1,554	Avq.	65%	93%	100%	939
Encl Frame Porch	1900	36	C 100	1,148	Avq.	65%	100%	100%	746
Wood Deck	2004	100	B 100	1,075	Avq.	97%	100%	100%	1,043
Frame Shed	2004	200	B 100	1,792	Avq.	97%	100%	100%	1,738
2,740 SFLA	Outbuilding Total								62,726

Acpt Land	22,800	Accepted Bldg	108,600	Total	131,400
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Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B3350P219
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.35	Acres-Rear Land 1-10	2,000.00	2,700	100%		2,700
Total Acres 1.85			Land Total			32,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,288 Sqft	Grade C 110	Base	167,131
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	440 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	9,856
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,109
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Above Average	Typical	188,178
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		79%	87%	100%
						129,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST BARN....	1962	576	D 100	9,677	Avq.	55%	100%	100%	5,322
2 Story/BASEMENT	1996	440	C 110	42,350	Avq.	95%	91%	100%	36,611
Wood Deck	1997	136	C 100	1,142	Avq.	96%	100%	100%	1,096
3,134 SFLA									
Outbuilding Total									43,029

Acpt Land	32,700	Accepted Bldg	172,400	Total	205,100
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Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/01/1999
Sale Price 43,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B5987P297

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.14	Acres-Rear Land 1-10	2,000.00	2,280	100%		2,280
Total Acres 1.64			Land Total			32,280

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	808 Sqft	Grade C 100	Base	96,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-7,353
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	OLD TYPE	TYPICAL	Below Average	Typical	89,377
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	100%	53,626	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	182	C 100	9,428	Avq-	60%	100%	100%	5,657
Encl Frame Porch	1850	234	C 100	6,692	Avq-	60%	100%	100%	4,015
Frame Shed	1850	338	C 100	2,366	Avq-	60%	100%	100%	1,420
1.75 ST BARN....	1850	624	C 100	13,104	Avq-	60%	50%	100%	3,931
Frame Shed	1850	390	C 100	2,730	Avq-	60%	100%	100%	1,638
Frame Shed	1850	608	D 100	3,405	Fair	40%	80%	100%	1,090
Frame Shed	1850	120	D 100	672	Fair	40%	80%	100%	215
1.50 ST SHED....	1850	240	D 100	1,747	Fair	40%	80%	100%	559
Wood Deck	2009	180	B 100	1,935	Avq.	97%	100%	100%	1,877
1,596 SFLA									
Outbuilding Total									20,402

Acpt Land	32,300	Accepted Bldg	74,000	Total	106,300
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Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10388P019
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Sale Data
 Sale Date 04/12/2010
 Sale Price 97,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 0.66			Land Total			30,320

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	384 Sqft	Grade D 110	Base	52,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,457
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Above Average	Typical	54,460
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						39,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1948	276	D 110	6,924	Avq+	72%	100%	100%	4,985
1.75 ST BARN....	1948	360	D 110	6,653	Avq.	60%	60%	100%	2,395
Frame Shed	1948			----- S O U N D V A L U E -----					600
2 Story/BASEMENT	1996	320	C 100	28,000	Avq.	95%	100%	100%	26,600
1,312 SFLA									34,580
Outbuilding Total									34,580

Acpt Land 30,300 **Accepted Bldg** 73,800 **Total** 104,100

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/07/2005
 Sale Price 149,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8366P060
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 18 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.17	Acres-Rear Land 1-10	2,000.00	340	100%		340
Total Acres 0.67			Land Total			30,340

Dwelling Description

Replacement Cost New

Ranch	One Story	1,128 Sqft	Grade B 100	Base	113,670
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	385 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,390
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,558
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	125,844
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	122,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1999	120	D 100	672	Avq.	97%	100%	100%	652	
Open Frame Porch	2001	40	B 100	896	Avq.	97%	100%	100%	869	
Wood Deck	2003	144	B 100	1,548	Avq.	97%	100%	100%	1,502	
Frame Garage	2005	672	B 100	12,043	Avq.	97%	100%	100%	11,682	
Frame Shed	2006	244	B 100	2,187	Avq.	97%	100%	100%	2,121	
Open Frame Porch	2006	20	B 100	538	Avq.	97%	100%	100%	522	
Carport/Canopy	2001								100	
----- S O U N D V A L U E -----									100	
1,128 SFLA									Outbuilding Total	17,448

Acpt Land	30,300	Accepted Bldg	139,500	Total	169,800
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Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/09/2016
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2 B12238P18
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.83	Acres-Rear Land 1-10	1,500.00	1,245	100%		1,245
Total Acres 1.33			Land Total			23,745

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	729 Sqft Masonry Trim Roof Cover	Grade C 95 None Asphalt Shingles	Base Trim Roof	91,523 0 0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-1,697
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,596
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1940	1970	TYPICAL	TYPICAL	Average	Inadeq.	91,422				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
COND/DES/UTIL...	None	65%	87%	100%	51,699					
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
1 Story/BASEMENT	1940	99	C 95	5,793	Avq.	65%	87%	100%	3,276	
Open Frame Porch	1940	70	C 95	1,064	Avq.	65%	88%	100%	609	
ONE STORY FRAME	1940	63	C 95	3,100	Avq.	65%	87%	100%	1,753	
ONE STORY FRAME	1940	88	C 95	4,330	Avq.	65%	87%	100%	2,449	
Frame Shed	1940	80	D 100	448	Avq.	65%	100%	100%	291	
Frame Garage	2001	576	C 100	8,064	Avq.	97%	100%	100%	7,822	
Wood Deck	2001	144	C 100	1,210	Avq.	97%	100%	100%	1,174	
1,708 SFLA	Outbuilding Total								17,374	
Acpt Land		23,700		Accepted Bldg		69,100		Total		92,800

Oakland
Name: BALMERT, TRACEY

Valuation Report

07/15/2016

Page 2030

Map/Lot:

015-168-01

Account: 4432 Card: 1 of 1

Location:

143 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9576P221
Reference 2

Sale Data
Sale Date 11/27/2007
Sale Price 98,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.10	Acres-Rear Land 1-10	1,500.00	150	100%		150
Total Acres 0.60			Land Total			22,650

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade B 100	Base	104,208
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,179
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	107,387			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	104,165				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	60	B 100	645	Avq.	97%	100%	100%	626
1,008 SFLA						Outbuilding Total			626

Acpt Land 22,700 **Accepted Bldg** 104,800 **Total** 127,500

Neighborhood 35 OAK STREET.....

Zoning/Use DOWNTOWN RESIDEN
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 09/09/2015
Sale Price 113,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12101P143
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.44	Acres-Rear Land 1-10	2,000.00	880	100%		880
Total Acres 0.94			Land Total			30,880

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	784 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	89,657 0 0 0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,058
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	89,262			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	71,410				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	114	C 100	1,736	Avq.	80%	100%	100%	1,389
1,176 SFLA									1,389
Outbuilding Total									1,389

Acpt Land 30,900 **Accepted Bldg** 72,800 **Total** 103,700

Oakland
 Name: WING, PAULA GREEN

Valuation Report

07/15/2016
 Page 2032
 015-170
 OAK STREET

Account: 3674 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3547P191
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,000.00	880	90%	Access	19,238
5.50	Acres-Rear Land 1-10	1,500.00	8,250	100%		8,250
Total Acres 6.00					Land Total	27,488
Acpt Land		27,500	Accepted Bldg		0	Total
						27,500

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B8269P117
Reference 2

Sale Data
Sale Date 01/07/2005
Sale Price 84,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.26	Acres-Rear Land 1-10	1,500.00	390	100%		390
Total Acres 0.76			Land Total			22,890

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	650 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	74,794 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,323
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,434
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Average	Typical	68,037
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	95%	100%	42,013	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.50 ST BARN....	1800	624	C 100	12,230	Fair	50%	50%	100%	3,058
Encl Frame Porch	1800	240	C 90	6,174	Avq.	65%	100%	100%	4,013
1 & 1/2 STORY FR	1800	510	C 90	30,909	Avq-	60%	98%	100%	18,174
Encl Frame Porch	1800	184	C 90	4,763	Avq-	60%	100%	100%	2,858
ONE STORY FRAME	1800	24	C 90	1,119	Avq-	60%	98%	100%	658
1,927 SFLA									28,761

Acpt Land 22,900 **Accepted Bldg** 70,800 **Total** 93,700

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5741P275
 Reference 2

Sale Data
 Sale Date 09/01/1998
 Sale Price 80,625
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.98	Acres-Rear Land 1-10	1,500.00	1,470	100%		1,470
Total Acres 1.48			Land Total			23,970

Dwelling Description

Replacement Cost New

Ranch	One Story	1,125 Sqft	Grade C 100	Base	88,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,772
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Above Average	Typical	94,332
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						79,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
BSMT ENTRY.....	1975	25	C 100	0	Avq+	84%	100%	100%	0
Frame Garage	1975	816	C 100	11,424	Avq+	84%	100%	100%	9,596
Frame Shed	1975	192	D 100	1,075	Avq-	80%	100%	100%	860
Open Frame Porch	2008	60	B 100	1,254	Avq.	97%	100%	100%	1,216
1,125 SFLA									11,672
Outbuilding Total									11,672

Acpt Land 24,000 **Accepted Bldg** 90,900 **Total** 114,900

Oakland
 Name: MAY, DANNY L.

Valuation Report

07/15/2016

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Map/Lot: 015-172

Account: 62 Card: 1 of 1

Location: 118 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8780P030
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	01/27/2006
Sale Price	31,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.47	Acres-Rear Land 1-10	1,500.00	705	100%		705
Total Acres 0.97			Land Total			23,205

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade B 110	Base	143,771
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,663
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	151,982
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value(Rcnd)
						147,423

Acpt Land	23,200	Accepted Bldg	147,400	Total	170,600
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Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 08/01/1994
Sale Price 71,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4751P147
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	22,500.00	20,375 100%		20,375
Total Acres 0.41				Land Total	20,375

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	650 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof	78,355 0 0
Foundation	Concrete Slab	Basement	None	Basement	-6,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,819
Rooms	6	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	739
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	76,646
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		66%	100% 100%	50,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1989	672	C 100	34,574	Avq.	91%	80%	100%	25,170
Frame Shed	1970	192	D 100	1,075	Avq-	77%	100%	100%	828
Frame Shed	1970	126	D 100	706	Avq-	77%	100%	100%	544
Encl Frame Porch	1945	77	D 110	2,020	Avq.	66%	100%	100%	1,333
Open Frame Porch	1945	63	D 110	899	Avq.	66%	100%	100%	593
1,300 SFLA									
Outbuilding Total									28,468

Acpt Land 20,400 **Accepted Bldg** 79,100 **Total** 99,500

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2583P82
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	22,500.00	20,866	100%		20,866
Total Acres 0.43						20,866

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	459 Sqft	Grade C 90	Base		59,969
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement		-578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,512
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Above Average	Typical	60,903
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	97%	100%
						41,353

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	32	C 90	529	Avq-	60%	100%	100%	317
1 Story/BASEMENT	1900	425	C 90	23,562	Avq+	70%	100%	100%	16,493
Open Frame Porch	1900	16	C 90	328	Avq+	70%	100%	100%	230
Frame Garage	1980	624	C 100	8,736	Avq.	86%	100%	100%	7,513
1 Story/BASEMENT	1999	138	C 100	8,501	Avq.	97%	100%	100%	8,246
1,366 SFLA									32,799

Acpt Land	20,900	Accepted Bldg	74,200	Total	95,100
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Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/01/1998
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5571P132

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.26	Acres-Rear Land 1-10	1,400.00	364	100%		364
Total Acres 0.76					Land Total	21,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1974	14X60	D 100	16,650	Avq-	45%	100%	90%	6,743
Wood Deck	1994	64	D 100	430	Avq-	93%	100%	90%	360
Encl Frame Porch	1979	70	D 100	1,680	Avq-	83%	100%	90%	1,255
Frame Shed	1950	100	D 100	560	Avq-	64%	100%	90%	322
Frame Shed	1979	100	D 100	560	Avq-	83%	100%	90%	419
Frame Shed	1993	120	D 100	672	Fair	90%	100%	90%	545
840 SFLA						Outbuilding Total			9,644

Acpt Land 21,400 **Accepted Bldg** 9,600 **Total** 31,000

Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/14/2007
Sale Price 126,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9504P036
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
1.10	Acres-Rear Land 1-10	1,400.00	1,540	100%		1,540
Total Acres 1.60			Land Total			22,540

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade D 110	Base	104,819
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,969
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	92,068
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	90%
						Value(Rcnld)
						80,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	192	E 100	672	Fair	88%	100%	90%	532
Frame Shed	1995	216	C 100	1,512	Avq.	95%	100%	90%	1,292
Wood Deck	2004	80	B 100	860	Avq.	97%	100%	90%	751
Wood Deck	2002	200	C 100	1,680	Avq.	97%	100%	90%	1,467
Frame Garage	2005	728	C 100	10,192	Avq.	97%	100%	90%	8,897
1,620 SFLA									
Outbuilding Total									12,939

Acpt Land 22,500 **Accepted Bldg** 93,300 **Total** 115,800

Oakland
 Name: BURWOOD, KENNETH JR.

Valuation Report

07/15/2016

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Map/Lot:

015-177

Account: 2497 Card: 1 of 1

Location:

SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....

Topography Rolling

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B2525P255

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	95%	Vacancy	19,950
7.34	Acres-Rear Land 1-10	1,400.00	10,276	100%		10,276
Total Acres 7.84					Land Total	30,226

Acpt Land	30,200	Accepted Bldg	0	Total	30,200
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Oakland
 Name: MULLEN, DALE H.

Valuation Report

07/15/2016

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Map/Lot: 015-178

Account: 2496 Card: 1 of 1

Location: 37 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6134P195
 Reference 2

Sale Data
 Sale Date 01/01/2000
 Sale Price 62,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.40	Acres-Rear Land 1-10	1,400.00	560	100%		560
Total Acres 0.90			Land Total			21,560

Dwelling Description

Replacement Cost New

Conventional	One Story	1,152 Sqft	Grade D 100	Base	72,227
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,677
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,271
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,344
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	66,165
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
STYLE.....		None		83%	90%	90%
						44,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	28	D 100	426	Avq.	83%	90%	90%	287
Wood Deck	1975	104	D 100	699	Avq.	83%	90%	90%	470
Wood Deck	1975	18	D 100	120	Avq.	83%	90%	90%	81
Frame Shed	1960	372	D 100	2,083	Fair	63%	100%	90%	1,181
Frame Shed	1960	99	E 100	347	Fair	63%	100%	90%	197
Frame Shed	1960	64	E 100	224	Poor	59%	100%	90%	119
Frame Shed	1960	90	E 100	315	Poor	59%	100%	90%	167
Frame Garage	1975	756	C 100	10,584	Avq.	83%	100%	90%	7,907
1,152 SFLA									
Outbuilding Total									10,409

Acpt Land 21,600 **Accepted Bldg** 54,900 **Total** 76,500

Oakland
 Name: SALLEY, CYNTHIA A.

Valuation Report

07/15/2016

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Map/Lot: 015-179

Account: 1429 Card: 1 of 1

Location: 41 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9680P045

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	21,000.00	18,065	100%		18,065
Total Acres 0.37						18,065

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1994	14X70	B 100	28,600	Ava.	55%	100%	90%	14,157
Frame Shed	1990	80	D 100	448	Ava-	90%	100%	90%	363
Open Frame Porch	2014	168	C 100	2,492	Ava-	96%	90%	90%	1,938
ONE STORY FRAME	2014	192	D 100	7,956	Ava.	97%	75%	90%	5,209
Wood Deck	1994	96	D 100	645	Ava.	94%	100%	90%	545
1,172 SFLA						Outbuilding Total			22,212
Acpt Land		18,100		Accepted Bldg		22,200		Total	40,300

Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10267P146
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	02/09/2005
Sale Price	16,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	21,000.00	23,195	100%		23,195
Total Acres 0.61						23,195

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1987	14X76	B 100	30.580	Avg.	55%	100%	90%	15,137	
Frame Shed	1987			----- S O U N D V A L U E -----						100
Frame Garage	1996	816	C 100	11.424	Avg.	95%	100%	90%	9,768	
Encl Frame Porch	2004	96	D 100	2.262	Avg.	97%	100%	90%	1,975	
1,064 SFLA									26,980	
Acpt Land		23,200	Accepted Bldg		27,000	Total			50,200	

Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public SewerDrilled Well
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B6322P249
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data
Sale Date 10/01/2000
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	21,000.00	17,819	100%		17,819
Total Acres 0.36						17,819

Dwelling Description

Replacement Cost New

Ranch	One Story	880 Sqft	Grade D 85	Base	49,999
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,283
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,714
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Average	Typical	45,430			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
OTHER.....		None		91%	90%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2008	80	C 100	560	Avg.	97%	100%	90%	489
Wood Deck	2000	40	D 100	269	Poor	94%	100%	90%	228
880 SFLA						Outbuilding Total			717

Acpt Land 17,800 **Accepted Bldg** 34,200 **Total** 52,000

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B9299P062
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	21,000.00	19,922 100%		19,922
Total Acres 0.45				Land Total	19,922

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade D 110	Base	75,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,971
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	TYPICAL	TYPICAL	Average	Typical	63,053	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		91%	100%	90%	51,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1996	864	D 110	10,644	Avq-	94%	100%	90%	9,005
Frame Shed	1990	32	D 100	179	Avq.	92%	100%	90%	149
ONE STORY FRAME	2004	288	D 110	13,129	Avq.	97%	100%	90%	11,462
Frame Garage	2013	468	C 100	6,552	Avq.	97%	90%	90%	5,148
1,368 SFLA									
Outbuilding Total									25,764

Acpt Land	19,900	Accepted Bldg	77,400	Total	97,300
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Oakland
 Name: BURWOOD, RICHARD ALLAN

Valuation Report

07/15/2016

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Map/Lot: 015-183

Account: 2499 Card: 1 of 1

Location: 57 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2263P25

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	21,000.00	19,247	100%		19,247
Total Acres 0.42						19,247
						Land Total
						19,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1973	12X56	D 100	13,582	Avg.	55%	100%	90%	6,723
Frame Shed	1960	120	E 100	420	Poor	59%	100%	90%	223
MH ENC. PORCH...	1973	64	E 100	896	Fair	74%	100%	90%	597
MH GABLE ROOF...	1980	672	C 100	3,763	Avg.	86%	100%	90%	2,912
672 SFLA						Outbuilding Total			10,455

Acpt Land	19,200	Accepted Bldg	10,500	Total	29,700
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Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	09/10/2012
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11169P187
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000	
0.11	Acres-Rear Land 1-10	1,400.00	154	100%		154	
Total Acres 0.61						Land Total	21,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1980	14X53	C 100	20,210	Avq.	55%	100%	90%	10,004
MH SLAB.....	2012	742	C 100	2,597	Avq.	97%	100%	90%	2,267
ONE STORY FRAME	2012	224	C 100	11,603	Avq.	97%	100%	90%	10,130
Frame Shed	1990	256	D 100	1,434	Fair	88%	100%	90%	1,136
Encl Frame Porch	2013	72	D 100	1,725	Avq.	97%	100%	90%	1,506
Encl Frame Porch	2013	72	D 100	1,725	Avq.	97%	100%	90%	1,506
Open Frame Porch	2013	30	D 100	448	Avq.	97%	100%	90%	392
966 SFLA									
Outbuilding Total									26,941

Acpt Land	21,200	Accepted Bldg	26,900	Total	48,100
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Oakland
 Name: MULLEN, EDWIN D.

Valuation Report

07/15/2016

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Map/Lot: 015-185

Account: 1619 Card: 1 of 1

Location: 69 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/08/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B4703P35 LIFE ESTATE
 Reference 2 EDWIN & ANGELA REMAINDERMEN
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.03	Acres-Rear Land 1-10	1,400.00	42	100%		42
Total Acres 0.53						Land Total
						21,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Frame Garage	1970	384	D 100	4,301	Avq.	80%	100%	90%	3,097	
14 Mobile Home.	1982	14X66	C 100	23,980	Good	65%	100%	90%	14,028	
MH SLAB.....	2014	924	C 100	3,234	Avq.	97%	100%	90%	2,823	
Patio	2014	120	C 100	336	Avq.	97%	100%	90%	293	
ONE STORY FRAME	2014	120	C 100	6,216	Avq.	97%	90%	90%	4,884	
Frame Shed	2010								2,000	
----- S O U N D V A L U E -----										
1,044 SFLA									Outbuilding Total	27,125
Acpt Land		21,000		Accepted Bldg		27,100	Total			48,100

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Reference 1 B2871P247
Reference 2 B4375P297
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 64 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.15	Acres-Homesite (Fract)	21,000.00	11,502	100%		11,502	
Total Acres 0.15						Land Total	11,502

Dwelling Description

Replacement Cost New

Conventional	One Story	968 Sqft	Grade D 110	Base	69,475
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	968 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,842
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,099
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	4,435
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	1968	TYPICAL	TYPICAL	Average	Typical	86,851
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				75%	92%	81%
						48,541

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Wood Deck	1995	282	C 100	2,369	Avq.	95%	100%	81%	1,823	
Encl Frame Porch	1995	120	C 100	3,500	Avq.	95%	100%	81%	2,693	
ONE STORY FRAME	1995	80	C 100	4,144	Avq.	95%	95%	81%	3,030	
1.75 ST GARAGE..	1995	1800	C 100	35,280	Avq.	95%	60%	81%	16,289	
1 & 3/4 STORY FR	1995	676	C 100	49,024	Avq.	95%	76%	81%	28,670	
ONE STORY FRAME	1962	176	D 110	8,023	Avq.	75%	95%	81%	4,630	
Frame Shed	1985	104	C 100	728	Avq.	89%	100%	81%	525	
2,407 SFLA									Outbuilding Total	57,660

Acpt Land	11,500	Accepted Bldg	106,200	Total	117,700
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Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1954P64
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	21,000.00	18,783 100%		18,783
Total Acres 0.40				Land Total	18,783

Dwelling Description

Replacement Cost New

Ranch	One Story	750 Sqft	Grade D 110	Base	57,658
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,626
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	58,360
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	97%	90%
						35,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	168	D 110	7,658	Avq.	95%	100%	90%	6,548
Open Frame Porch	1995	12	D 110	272	Avq.	95%	100%	90%	232
Wood Deck	1995	20	D 110	148	Avq.	95%	100%	90%	127
Open Frame Porch	1995	30	D 110	493	Avq.	95%	100%	90%	421
Wood Deck	1990	200	D 110	1,478	Avq.	92%	100%	90%	1,224
Frame Garage	1940	448	D 110	5,519	Avq.	65%	100%	90%	3,228
Frame Shed	1940	144	D 100	806	Avq.	65%	100%	90%	472
Frame Shed	1940	280	D 100	1,568	Avq.	65%	100%	90%	917
Frame Shed	1940	68	D 100	381	Avq.	65%	100%	90%	223
918 SFLA						Outbuilding Total			13,392

Acpt Land	18,800	Accepted Bldg	49,100	Total	67,900
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Oakland
 Name: MAXWELL, THELMA H.

Valuation Report

07/15/2016

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Map/Lot: 015-188

Account: 1480 Card: 1 of 1

Location: 54 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2232P92
 Reference 2 B8908P157
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 22 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	21,000.00	14,849	100%		14,849
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 0.25					Land Total	21,849

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade D 100	Base	70,650
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-13,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,450
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,254
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Below Average	Typical	52,775
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
LAYOUT.....		None		60%	90%	90%
						25,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	1940	146	D 100	818	Fair	50%	100%	90%	368
Frame Shed	1940	345	D 100	1,932	Fair	50%	100%	90%	869
Frame Shed	1940	141	E 100	493	Fair	50%	100%	90%	221
Frame Shed	1960	120	D 100	672	Fair	63%	100%	90%	381
1,120 SFLA									
Outbuilding Total									1,839

Acpt Land 21,800 **Accepted Bldg** 27,500 **Total** 49,300

Oakland
 Name: BURWOOD, DIANE L.

Valuation Report

07/15/2016

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Account: 2492 Card: 1 of 1

Map/Lot: 015-188-A
 Location: 52 SAWTELLE ROAD

Neighborhood 86 MOB HOME NO LAND

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
8 Mobile Home..	1955	8X40	D 100	7,290	Avq.	55%	100%	90%	3,609	
MH ADDITION ..	1960	520	D 100	21,549	Avq.	74%	100%	90%	14,351	
Frame Shed	1960	24	E 100	84	Poor	59%	100%	90%	45	
MH GABLE ROOF...	1960	320	C 100	1,792	Avq.	74%	100%	90%	1,193	
320 SFLA										
						Outbuilding Total			19,198	
Acpt Land			0	Accepted Bldg		19,200	Total		19,200	

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5450P237
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	21,000.00	14,243 100%		14,243
Total Acres 0.23				Land Total	14,243

Dwelling Description

Replacement Cost New

Ranch	One Story	480 Sqft	Grade D 100	Base	39,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,376
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Below Average	Typical	33,734			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	100%	90%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1999	100	C 100	840	Avq.	97%	100%	90%	734
Frame Shed	1990	64	D 100	358	Avq.	92%	100%	90%	296
ONE STORY FRAME	1996	240	D 100	9,946	Avq.	95%	100%	90%	8,504
720 SFLA									
Outbuilding Total						9,534			

Acpt Land 14,200 **Accepted Bldg** 27,800 **Total** 42,000

Oakland
 Name: PELOTTE, JAMES E.

Valuation Report

07/15/2016

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Map/Lot: 015-190

Account: 3030 Card: 1 of 1

Location: 46 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2919P250

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.26	Acres-Homesite (Fract)	21,000.00	15,143	100%		15,143	
Total Acres 0.26						Land Total	15,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Percent Good	Value Rcnld
14 Mobile Home.	1470	14X52	C 100	19.920	Avg.	55%	100%	90%		9,860
Frame Shed	1470									100
728 SFLA										9,960
----- S O U N D V A L U E -----										
Outbuilding Total										9,960

Acpt Land	15,100	Accepted Bldg	10,000	Total	25,100
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Oakland
 Name: HILLMAN, BEVERLY JEAN

Valuation Report

07/15/2016

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Map/Lot: 015-191

Account: 3627 Card: 1 of 1

Location: 40 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/03/2012
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Family Member
 Validity Related Parties

Reference 1 B3599P158 1985 14x66 Ta/Br 3 bdrm 2 bth
 Reference 2 By Will - In File
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.44	Acres-Rear Land 1-10	1,400.00	616	100%		616
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 0.94					Land Total	28,616

Outbuildings/Additions/Improvements							Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld			
14 Mobile Home.	1985	14X66	C 100	23,980	Avq-	45%	100%	90%	9,712			
924 SFLA									9,712			
Acpt Land							28,600	Accepted Bldg		9,700	Total	38,300

Oakland
 Name: MCDANIEL, BEVERLY

Valuation Report

07/15/2016

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Map/Lot:

015-191-A

Account: 1764 Card: 1 of 1

Location:

42 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/13/2007
 Sale Price 3,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 6-13-07

Reference 2

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1975	14X61	C 100	22,530	Good	65%	100%	90%	13,180
Wood Deck	1975	72	D 100	484	Fair	75%	100%	90%	327
MH GABLE ROOF...	1998	854	C 100	4,782	Avq.	96%	100%	90%	4,132
854 SFLA									
						Outbuilding Total			17,639
Acpt Land			0	Accepted Bldg		17,600	Total		17,600

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/06/2007
Sale Price 100,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9503P28
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.13	Acres-Rear Land 1-10	1,400.00	182	100%		182
Total Acres 0.63			Land Total			21,182

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 100	Base	80,181
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,434
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	TYPICAL	TYPICAL	Good	Typical	82,615
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	90%	60,970	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1975	576	C 100	8,064	Avq.	83%	100%	90%	6,024
Frame Shed	2007	144	B 100	1,291	Avq.	97%	100%	90%	1,127
Patio	2009	320	C 100	896	Avq.	97%	100%	90%	782
Carport/Canopy	2009	200	C 100	1,260	Avq.	97%	100%	90%	1,100
Wood Deck	2009	72	C 100	605	Avq.	97%	100%	90%	528
Frame Shed	2009								300
988 SFLA				----- SOUND VALUE -----					300
								Outbuilding Total	9,861

Acpt Land	21,200	Accepted Bldg	70,800	Total	92,000
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Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3736P010
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.80	Acres-Rear Land 1-10	1,400.00	1,120	100%		1,120
Total Acres 1.30					Land Total	22,120

Dwelling Description

Replacement Cost New

Ranch	One Story	714 Sqft	Grade C 100	Base	63,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	546 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,644
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,759
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Good	Typical	75,225
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	99%	90%	61,663	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1995	546	C 100	47,775	Avq.	95%	99%	90%	40,439
Frame Garage	1995	816	C 100	11,424	Avq.	95%	100%	90%	9,768
Wood Deck	2003	200	B 100	2,150	Avq.	97%	100%	90%	1,877
1,806 SFLA									
Outbuilding Total									52,084

Acpt Land	22,100	Accepted Bldg	113,700	Total	135,800
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Oakland
 Name: SAVAGE, DANIEL A.

Valuation Report

07/15/2016

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Map/Lot: 015-194

Account: 2431 Card: 1 of 1

Location: 20 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/12/2010
 Sale Price 37,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10417P133
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	21,000.00	20,142	100%		20,142
Total Acres 0.46						20,142

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1970	12X47	C 100	15.851	Ava.	55%	100%	90%	7.846
Frame Garage	1970	1232	C 100	17.248	Ava+	83%	100%	90%	12.884
Open Frame Porch	1980	129	D 100	1.557	Ava-	84%	100%	90%	1.177
Frame Garage	2011	72	C 100	1.008	Ava.	97%	100%	90%	880
564 SFLA						Outbuilding Total			22,787
Acpt Land		20,100	Accepted Bldg		22,800	Total		42,900	

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1012P257
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.10	Acres-Rear Land 1-10	1,400.00	140	100%		140
Total Acres 0.60			Land Total			21,140

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	82,774
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	-1,417
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	1995	TYPICAL	TYPICAL	Above Average	Typical	83,037
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	99%	90%	52,530	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	560	C 100	29,008	Avq.	97%	99%	90%	25,071
Wood Deck	2001	32	C 100	269	Avq.	97%	100%	90%	235
ONE STORY FRAME	2001	196	C 100	10,153	Avq.	97%	49%	90%	4,343
Wood Deck	2001	112	C 100	941	Avq.	97%	100%	90%	822
1,836 SFLA							Outbuilding Total		30,471

Acpt Land	21,100	Accepted Bldg	83,000	Total	104,100
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Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/25/2012
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11111P060
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.60	Acres-Rear Land 1-10	1,400.00	840	100%		840
Total Acres 1.10			Land Total			21,840

Dwelling Description

Replacement Cost New

Conventional	One Story	648 Sqft	Grade D 100	Base	47,389
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Piers	Basement	None	Basement	-7,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-726
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	39,043
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	60%	100%	90%	21,083	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	45	D 100	1,120	Avq-	60%	100%	90%	605
Encl Frame Porch	1900	112	D 100	2,621	Avq-	60%	100%	90%	1,416
Frame Garage	1900	264	D 110	3,252	Avq.	65%	100%	90%	1,903
Frame Shed	1900	264	D 110	1,627	Avq.	65%	100%	90%	952
Wood Deck	2004	64	C 100	538	Avq.	97%	100%	90%	470
648 SFLA									
Outbuilding Total									5,346

Acpt Land 21,800 **Accepted Bldg** 26,400 **Total** 48,200

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 015-197

Account: 2867 Card: 1 of 2

Location: 104 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B10113P235

Reference 2

Tran/Land/Bldg 1 2 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Sites-Mobile Home Site	10,000.00	40,000	100%		40,000
Total Acres 0.00				Land Total		40,000
Acpt Land		40,000	Accepted Bldg	0	Total	40,000

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot: 015-197

Account: 2867 Card: 2 of 2

Location: 104 OAK STREET

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B10113P235

Reference 2

Tran/Land/Bldg 1 2 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10 Mobile Home.	1966	10X45	D 100	10,275	Ava.	55%	100%	100%	5,651
Wood Deck	2009	40	C 100	336	Ava.	97%	100%	100%	326
Frame Shed	2010	100	C 100	700	Ava.	97%	100%	100%	679
450 SFLA									
						Outbuilding Total			6,656
Accpt Land			0	Accepted Bldg		6,700	Total		6,700

Oakland
Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

015-197

Account: 2867

Location:

104 OAK STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,000	0	40,000	40,000	0	40,000
2	0	6,700	6,700	0	6,700	6,700
TOTAL	40,000	6,700	46,700	40,000	6,700	46,700

Oakland
 Name: HAWES, MADOLYN & PAUL D., HEIRS OF

Valuation Report

07/15/2016

Page 2065

Account: 1967 Card: 1 of 1

Map/Lot:

015-197-02

Location:

2 SAWTELLE ROAD

Neighborhood 94 ELLIS MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 ELLIS MH PARK

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16 Mobile Home.	1999	16X76	B 100	35.205	Avg.	61%	100%	90%	19,423
Encl Frame Porch	1985	168	D 100	3,875	Avg.	89%	100%	90%	3,104
Frame Shed	1985			----- S O U N D V A L U E -----					200
Wood Deck	1985	84	D 100	564	Avg-	87%	100%	90%	442
1,216 SFLA									
Acpt Land				0	Accepted Bldg		23,200	Total	23,200

Oakland
 Name: MULLEN, TOM

Valuation Report

07/15/2016

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Map/Lot:

015-197-03

Account: 3996 Card: 1 of 1

Location:

4 SAWTELLE ROAD

Neighborhood 94 ELLIS MH PARK

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/06/2009
 Sale Price 4,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 1/6/09

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1979	14X67	C 100	24,270	Ava.	55%	100%	100%	13,349	
Wood Deck	2003	100	D 100	672	Ava.	97%	100%	100%	652	
Frame Shed	2010	64	D 100	358	Ava.	97%	100%	100%	347	
938 SFLA										
Outbuilding Total									14,348	
Accpt Land			0	Accepted Bldg			14,300	Total		14,300

Oakland
 Name: DOUBLE EAGLE PROPERTIES, LLC

Valuation Report

07/15/2016

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Account: 3542 Card: 1 of 1

Map/Lot: 015-197-04
 Location: 8 SAWTELLE ROAD, LOT 4

Neighborhood 1 VILLAGE.....

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B10113P235
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2000	14X77	C 100	27,170	Ava.	63%	100%	100%	17,226
Wood Deck	2013	30	C 100	252	Ava.	97%	100%	100%	244
Wood Deck	2013	50	C 100	420	Ava.	97%	100%	100%	407
1,078 SFLA									
						Outbuilding Total			17,877
Accpt Land			0	Accepted Bldg		17,900	Total		17,900

Oakland
 Name: BELANGER, JAMES D.

Valuation Report

07/15/2016

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Map/Lot: 015-198

Account: 2875 Card: 1 of 1

Location: 100 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/26/2007
 Sale Price 99,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9450P203
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	22,500.00	20,622	100%		20,622
Total Acres 0.42						20,622

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,080 Sqft	Grade C 90	Base	95,420
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,082
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,593
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,890
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	98,333			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	97% 100%	61,999			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	270	C 90	6,930	Avg.	65%	100%	100%	4,505
Frame Garage	1920	400	D 100	4,480	Avq-	60%	100%	100%	2,688
1,620 SFLA									
Outbuilding Total									
7,193									

Acpt Land	20,600	Accepted Bldg	69,200	Total	89,800
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Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/25/2002
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6997P140
 Reference 2 BOS 1-2-03
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
4.20	Acres-Rear Land 1-10	1,500.00	6,300	100%		6,300
Total Acres 4.70						Land Total
						28,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16 Mobile Home.	1997	16X76	B 100	35,205	Avq.	57%	100%	100%	20,102
Frame Shed	1997	80	D 100	448	Avq-	95%	100%	100%	426
Frame Garage	2011	242	C 100	3,388	Avq.	97%	100%	100%	3,286
2 STORY GARAGE	2004	896	C 100	18,816	Avq.	97%	100%	100%	18,252
Wood Deck	2000	120	C 100	1,008	Avq.	97%	100%	100%	978
Carport/Canopy	2011	160	C 100	1,008	Avq.	97%	100%	100%	978
1,216 SFLA									Outbuilding Total
								44,022	

Acpt Land 28,800 **Accepted Bldg** 44,000 **Total** 72,800

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1477P221
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.40	Acres-Rear Land 1-10	1,500.00	600	100%		600
Total Acres 0.90			Land Total			23,100

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	784 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	101,422 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,864
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Floor & Stairs			Attic	2,195
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,098
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	TYPICAL	TYPICAL	Average	Typical	105,610
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	97%	100%	66,587	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.75 ST GARAGE..	1925	480	D 100	7,526	Avq-	60%	80%	100%	3,613
Encl Frame Porch	1925	224	C 100	6,412	Avq.	65%	100%	100%	4,168
Open Frame Porch	1925	177	D 100	2,094	Fair	50%	50%	100%	524
2S Fr Bay Window	1925	28	C 100	2,176	Avq.	65%	100%	100%	1,414
1,624 SFLA									9,719

Acpt Land	23,100	Accepted Bldg	76,300	Total	99,400
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Oakland
 Name: ALLEN, TANYA ANN

Valuation Report

07/15/2016

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Map/Lot: 015-203

Account: 2853 Card: 1 of 1

Location: 82 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/19/2011
 Sale Price 83,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10863P196
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	22,500.00	21,345	100%		21,345
Total Acres 0.45						21,345

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,008 Sqft	Grade D 110	Base		71,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement		-3,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water C	Cooling	0% None	Heat		1,552
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Floor & Stairs			Attic		2,484
FirePlaces	1			Fireplace		1,848
Insulation	Minimal			Insulation		-1,242
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	OLD TYPE	TYPICAL	Above Average	Typical	72,559			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	97%	100%	49,268		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1910	204	D 100	1,142	Avq.	65%	100%	100%	742
Encl Frame Porch	1910	224	D 100	5,130	Avq+	70%	100%	100%	3,591
Frame Garage	1996	576	C 100	8,064	Avq.	95%	100%	100%	7,661
1,008 SFLA				Outbuilding Total					11,994

Acpt Land	21,300	Accepted Bldg	61,300	Total	82,600
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Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2336P1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	22,500.00	21,345 100%		21,345
Total Acres 0.45				Land Total	21,345

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	780 Sqft	Grade C 100	Base	89,330
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1944	0	TYPICAL	TYPICAL	Average	Typical	91,430	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	97%	100%	57,647

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1944	96	D 100	4,731	Avq.	65%	100%	100%	3,075
Wood Deck	1990	144	C 100	1,210	Avq.	65%	100%	100%	787
Encl Frame Porch	1944	35	D 100	896	Avq.	65%	100%	100%	582
Swimming Pool	1980	1	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	1980	80	D 100	448	Avq-	84%	100%	100%	376
Frame Garaje	2007	576	C 100	8,064	Avq.	97%	100%	100%	7,822
1,266 SFLA									
Outbuilding Total									19,572

Acpt Land	21,300	Accepted Bldg	77,200	Total	98,500
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/07/2013
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11410P144
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	24,000.00	22,514 100%		22,514
Total Acres 0.44				Land Total	22,514

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	780 Sqft	Grade D 110	Base	77,069
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,537
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Good	Typical	79,606
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						Value Rcnld
						60,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1946	128	D 110	3,277	Good	76%	100%	100%	2,491
1 Story/BASEMENT	1946	144	D 110	7,806	Good	76%	100%	100%	5,933
Open Frame Porch	1946	40	D 110	616	Avq-	61%	100%	100%	376
Wood Deck	2006	72	B 100	774	Avq.	97%	100%	100%	751
1.50 ST GARAGE..	2007	672	B 100	15,655	Avq.	97%	100%	100%	15,185
Wood Deck	2006	540	B 100	5,806	Avq.	97%	100%	100%	5,632
Carport/Canopy	2007	168	B 100	1,355	Avq.	97%	100%	100%	1,314
1,314 SFLA									
Outbuilding Total									31,682

Acpt Land	22,500	Accepted Bldg	92,200	Total	114,700
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Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B1787P273 JT
 Reference 2 LE B11720P024
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.05	Acres-Rear Land 1-10	1,500.00	75	100%		75	
Total Acres 0.55						Land Total	22,575

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	525 Sqft	Grade C 100	Base	67,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,205
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,942
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	OLD TYPE	TYPICAL	Average	Typical	67,735
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value(Rcnld)
None						
Phys. %						Value(Rcnld)
65%						
Func. %						Value(Rcnld)
97%						
Econ. %						Value(Rcnld)
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1880	147	C 100	2,198	Avq.	65%	100%	100%	1,429
Encl Frame Porch	1880	108	C 100	3,164	Avq.	65%	100%	100%	2,057
ONE STORY FRAME	1880	324	C 100	16,783	Avq.	65%	97%	100%	10,582
Frame Shed	1900	323	D 100	1,809	Avq-	60%	100%	100%	1,085
Frame Garage	1900	220	D 100	2,464	Poor	45%	100%	100%	1,109
Frame Bay Window	1900	25	C 100	1,295	Avq.	65%	97%	100%	817
Frame Garage	2005	672	C 100	9,408	Avq.	97%	100%	100%	9,126
1,137 SFLA						Outbuilding Total			26,205

Acpt Land	22,600	Accepted Bldg	68,900	Total	91,500
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Oakland
 Name: DUBAY, WAYNE

Valuation Report

07/15/2016

Page 2075

Map/Lot: 015-207

Account: 858 Card: 1 of 1

Location: 66 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/30/2014
 Sale Price 39,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11728P277
 Reference 2 BOS ON MH 6-23-14 1989 ZIMMER 14X70
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.05	Acres-Rear Land 1-10	1,500.00	75	100%		75	
Total Acres 0.55						Land Total	22,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1989	14X68	A 100	34,959	Avq-	45%	100%	100%	15,732	
Wood Deck	1990	525	C 100	4,410	Avq-	90%	100%	100%	3,969	
MH SLAB.....	1989	952	D 100	2,666	Avq-	89%	100%	100%	2,373	
Frame Garage	2010	528	E 100	3,696	Poor	94%	20%	100%	695	
952 SFLA									Outbuilding Total	22,769

Acpt Land 22,600 **Accepted Bldg** 22,800 **Total** 45,400

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2957P66

Reference 2

Tran/Land/Bldg 1 2 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.42	Acres-Rear Land 1-10	1,500.00	2,130	100%		2,130
Total Acres 3.42						92,130

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1986	4802	C 120	332,774	Ava.	89%	90%	100%	266,552
Open Frame Porch	0	26	C 110	554	C Gr	89%	90%	100%	444
APT	0	4802	C 120	332,774	C Gr	89%	90%	100%	266,552
Open Frame Porch	0	26	C 110	554	C Gr	89%	90%	100%	444
APT	0	5528	C 110	349,765	C Gr	89%	90%	100%	280,162
Open Frame Porch	0	26	C 110	554	C Gr	89%	90%	100%	444
APT	0	5476	C 110	346,562	C Gr	89%	90%	100%	277,596
Open Frame Porch	0	26	C 110	554	C Gr	89%	90%	100%	444
Frame Garage	0	624	B 100	11,182	B Gr	89%	90%	100%	8,957
SINGLE LIGHT....	1999	12	C 110	18,480	Ava.	97%	100%	100%	17,926
Outbuilding Total									1,119,521

Accpt Land	92,100	Accepted Bldg	1,119,500	Total	1,211,600
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Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities All Public
 Street Paved

Reference 1 B2375P087
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.53	Acres-Rear Land 1-10	1,500.00	795	100%		795
Total Acres 1.03			Land Total			23,295

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story COMPOSITION 1 OTHER Units-0	729 Sqft Masonry Trim Roof Cover	Grade C 100 None Sheet Metal	Base Trim Roof	96,340 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,062
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,593
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	Floor & Stairs			Attic	2,041
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,021
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1864	0	TYPICAL	TYPICAL	Below Average	Typical	101,251			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
Overbuilt		None		60%	80%	100%	48,600		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
2S Encl Fr Porch	1864	156	C 100	6,763	Avq-	60%	82%	100%	3,328
ONE STORY FRAME	1864	252	C 100	13,054	Avq-	60%	80%	100%	6,266
ONE STORY FRAME	1864	360	C 100	18,648	Avq-	60%	80%	100%	8,951
Frame Shed	1864	324	C 100	2,268	Avq-	60%	100%	100%	1,361
Frame Garage	1960	720	C 100	10,080	Avq-	74%	100%	100%	7,459
Frame Shed	1960	32	D 100	179	Avq-	70%	100%	100%	125
2,070 SFLA							Outbuilding Total		27,490
Acpt Land		23,300		Accepted Bldg		76,100		Total	99,400

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	09/19/2014
Sale Price	98,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11803P048
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.27	Acres-Rear Land 1-10	1,500.00	405	100%		405
Total Acres 0.77			Land Total			22,905

Dwelling Description

Replacement Cost New

Conventional Exterior	One & 1/2 Story CLAPBOARD	247 Sqft Masonry Trim	Grade C 100 None	Base Trim	45,794
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-2,853
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-518
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1850	0	TYPICAL	TYPICAL	Below Average	Typical	46,623	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		60%	89%	100%	24,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1850	168	D 100	941	Fair	50%	100%	100%	470
1.75 ST BARN....	1850	760	C 100	15,960	Fair	50%	50%	100%	3,990
ONE STORY FRAME	1850	108	C 100	5,594	Avq-	60%	92%	100%	3,088
ONE STORY FRAME	1850	176	C 100	9,117	Avq-	60%	92%	100%	5,032
1 & 3/4 STORY FR	1850	440	C 100	31,909	Avq-	60%	92%	100%	17,613
ONE STORY FRAME	1850	120	C 100	6,216	Avq-	60%	92%	100%	3,432
Frame Shed	1850	520	D 100	2,912	Poor	45%	100%	100%	1,310
1,544 SFLA						Outbuilding Total			34,935

Acpt Land	22,900	Accepted Bldg	59,800	Total	82,700
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 09/01/2000
Sale Price 29,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B6336P094
Reference 2
Tran/Land/Bldg 1 1 14
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	28,500.00	20,552 100%		20,552
Total Acres 0.26				Land Total	20,552

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	546 Sqft	Grade C 100	Base	81,549
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,356
Rooms	12	HEARTHES	ONE HEARTH		
Bedrooms	6	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	12,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	94,212
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	66% 90%	38,054

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	100	C 100	1,540	Avq.	68%	100%	90%	942
1 & 3/4 STORY FR	1950	350	C 100	25,382	Avq.	68%	66%	90%	10,252
ONE STORY FRAME	1950	45	C 100	2,331	Avq.	68%	66%	90%	942
TWO STORY FRAME	1950	528	C 100	41,026	Avq.	68%	66%	90%	16,571
ONE STORY FRAME	2006	210	C 100	10,878	Avq.	97%	66%	90%	6,268
Wood Deck	2006	210	B 100	2,258	Avq.	97%	100%	90%	1,971
Outbuilding Total									36,946

Acpt Land 20,600 **Accepted Bldg** 75,000 **Total** 95,600

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Reference 1 B3940P180

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	28,500.00	19,330	100%		19,330
0.20	Acres-Rear Land 1-10	1,900.00	380	100%		380
Total Acres 0.43			Land Total			19,710

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	504 Sqft	Grade D 110	Base	58,772
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Good	Typical	56,954
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	97%	90%	37,291	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	56	D 110	813	Good	75%	100%	90%	549
1 Story/BASEMENT	1900	234	D 110	12,685	Good	75%	100%	90%	8,563
ONE STORY FRAME	1900	36	D 110	1,642	Good	75%	100%	90%	1,109
Frame Garage	2010	384	C 100	5,376	Avg.	97%	100%	90%	4,694
1,026 SFLA									
Outbuilding Total									14,915

Acpt Land	19,700	Accepted Bldg	52,200	Total	71,900
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	07/01/1996
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5172P278
 Reference 2 B9634P339
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.19	Acres-Homesite (Fract)	28,500.00	17,569	100%		17,569	
Total Acres 0.19						Land Total	17,569

Dwelling Description

Replacement Cost New

Ranch	One Story	750 Sqft	Grade C 90	Base	60,147
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	156 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,747
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	TYPICAL	TYPICAL	Above Average	Typical	61,894
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	100%	90%
						Value
						Rcnld
						40,664

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1951	32	C 90	932	Avq+	73%	100%	90%	612
Open Frame Porch	1951	28	C 90	479	Avq+	73%	100%	90%	315
Frame Garaqe	1951	260	C 100	3,640	Avq+	73%	100%	90%	2,391
Frame Shed	2016	96	B 100	860	Avq.	97%	100%	90%	751
750 SFLA									
Outbuilding Total									4,069

Acpt Land	17,600	Accepted Bldg	44,700	Total	62,300
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/17/2005
 Sale Price 103,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8342P258
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	28,500.00	27,924	100%		27,924
Total Acres 0.48						27,924

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	580 Sqft	Grade C 110	Base	78,719
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-7,369
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2001	TYPICAL	TYPICAL	Average	Typical	75,046
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						52,952
None						

Description	Year	Outbuildings/ Additions/ Improvements		Condition		Percent Good			Value Rcnld
		Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1970	200	C 110	11,396	Avq.	80%	98%	90%	8,041
ONE STORY FRAME	1970	192	C 110	10,940	Avq.	80%	98%	90%	7,719
ONE STORY FRAME	1970	660	C 110	37,607	Avq.	80%	49%	90%	13,268
Unfinished Attic	1970	660	C 100	1,848	Avq.	80%	0%	90%	0
1,922 SFLA									29,028

Acpt Land	27,900	Accepted Bldg	82,000	Total	109,900
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Oakland
 Name: ALBIN, EDWARD D.

Valuation Report

07/15/2016

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Map/Lot: 015-215

Account: 2749 Card: 1 of 1

Location: 17 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5402P298
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 33 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	28,500.00	26,121	100%		26,121
Total Acres 0.42						26,121

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,344 Sqft	Grade C 100	Base		102,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	1/4 Finished			Attic		6,513
FirePlaces	1			Fireplace		2,100
Insulation	Minimal			Insulation		-1,882
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	0	OLD TYPE	TYPICAL	Above Average	Typical	108,841			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	97%	90%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1935	96	C 100	1,484	Avq+	70%	97%	90%	907
Encl Frame Porch	1935	60	C 100	1,820	Avq+	70%	97%	90%	1,112
Frame Garage	2006	768	B 100	13,762	Avq.	97%	100%	90%	12,014
1,344 SFLA						Outbuilding Total			14,033

Acpt Land	26,100	Accepted Bldg	80,500	Total	106,600
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1992
 Sale Price 62,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4263P140
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.05	Acres-Rear Land 1-10	1,900.00	95	100%		95
Total Acres 0.55			Land Total			28,595

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	784 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	96,553 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Above Average	Typical	94,940
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	97%	90%	58,018	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1800	64	C 100	3,942	Avq+	70%	100%	90%	2,483
Frame Shed	1800	130	C 100	910	Avq-	60%	100%	90%	491
1.75 ST BARN....	1800	480	C 100	10,080	Avq.	65%	100%	90%	5,897
Encl Frame Porch	1800	42	C 100	1,316	Avq+	70%	100%	90%	829
1,436 SFLA						Outbuilding Total			9,700

Acpt Land 28,600 **Accepted Bldg** 67,700 **Total** 96,300

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/24/2008
Sale Price 80,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B9930P207
Reference 2
Tran/Land/Bldg 1 1 12
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.45	Acres-Rear Land 1-10	1,900.00	855	100%		855
Total Acres 0.95			Land Total			29,355

Dwelling Description

Replacement Cost New

Conventional Exterior	One & 3/4 Story	280 Sqft	Grade C 95	Base	49,608
Dwelling Units	CLAPBOARD	Masonry Trim	None	Trim	0
	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet 1/4 Bmt	Basement	-2,327
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,147
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,990
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,995
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	54,413
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	89%	90%
						26,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	162	C 95	7,972	Avq-	60%	92%	90%	3,961
2 Story/BASEMENT	1900	432	C 95	35,910	Avq-	60%	89%	90%	17,258
BSMT ENTRY.....	1900	35	C 95	0	Avq-	60%	100%	90%	0
Open Frame Porch	1900	186	C 95	2,607	Avq-	60%	100%	90%	1,408
Frame Shed	1960	360	E 100	1,260	Fair	63%	100%	90%	715
Frame Garage	1960	720	C 100	10,080	Avq.	74%	100%	90%	6,713
Carport/Canopy	2016	240	B 100	1,935	Avq.	97%	100%	90%	1,689
1,516 SFLA									31,744

Acpt Land 29,400 **Accepted Bldg** 57,900 **Total** 87,300

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B7539P195
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data
Sale Date 07/29/2003
Sale Price 47,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	28,500.00	15,081 100%		15,081
Total Acres 0.14				Land Total	15,081

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade C 90	Base	61,599
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-6,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	756
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	0	TYPICAL	TYPICAL	Good	Typical	57,819			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	100%	90%			
Value(Rcnd)						39,028			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1800					----- S O U N D V A L U E -----			
Wood Deck	1990	12	D 100	81	Avq.	92%	100%	90%	68
TWO STORY FRAME	1800	40	C 90	2,797	Good	75%	100%	90%	1,888
920 SFLA						Outbuilding Total			2,256
Acpt Land		15,100		Accepted Bldg		41,300		Total	56,400

Oakland
 Name: MOSES, LAURA E.

Valuation Report

07/15/2016

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Map/Lot: 015-219

Account: 1610 Card: 1 of 1

Location: 31 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/24/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9119P045
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	28,500.00	17,569 100%		17,569
Total Acres 0.19				Land Total	17,569

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	504 Sqft	Grade C 100	Base	70,513
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,173
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1800	1995	GOOD	GOOD	Average	Typical	67,310			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 90%	39,376			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	168	C 100	8,702	Avq.	65%	100%	90%	5,090
ONE STORY FRAME	1995	216	C 100	11,189	Avq.	95%	100%	90%	9,567
Wood Deck	2007	96	C 100	806	Avq.	97%	100%	90%	704
1,266 SFLA									
Outbuilding Total								15,361	

Acpt Land	17,600	Accepted Bldg	54,700	Total	72,300
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B3743P054
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.10	Acres-Rear Land 1-10	1,900.00	190	100%		190
Total Acres 0.60					Land Total	28,690

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	532 Sqft Masonry Trim Roof Cover	Grade C 90 None Sheet Metal	Base Trim Roof	66,948 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,226
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	63,979
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	60%	97%	90%	33,512	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1900	341	C 90	8,719	Avq-	60%	100%	90%	4,708
ONE STORY FRAME	1900	276	C 90	12,867	Avq-	60%	80%	90%	5,558
Wood Deck	1990	64	C 100	538	Avq.	92%	100%	90%	446
1.50 ST BARN....	1900	400	D 100	6,272	Fair	50%	60%	90%	1,694
1,207 SFLA									
Outbuilding Total									12,406

Acpt Land	28,700	Accepted Bldg	45,900	Total	74,600
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/08/2003
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7568P001
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.07	Acres-Rear Land 1-10	1,900.00	133	100%		133
Total Acres 0.57			Land Total			28,633

Dwelling Description

Replacement Cost New

Conventional Exterior	One & 1/2 Story	266 Sqft	Grade C 100	Base	46,417
Dwelling Units	ALUM/VINYL	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-3,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	983
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	45,168
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	97%	90%	27,602	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 3/4 STORY FR	1900	460	D 100	26,687	Avq+	70%	100%	90%	16,813
ONE STORY FRAME	1900	256	D 100	10,609	Avq+	70%	100%	90%	6,683
Open Frame Porch	1900	95	D 100	1,176	Avq+	70%	100%	90%	741
1.75 ST SHED....	1900	196	C 100	1,921	Avq+	70%	100%	90%	1,211
Frame Garage	1960	440	C 100	6,160	Avq.	74%	100%	90%	4,102
1,460 SFLA									29,550

Acpt Land 28,600 **Accepted Bldg** 57,200 **Total** 85,800

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/15/2005
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B8375P153
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.25	Acres-Rear Land 1-10	1,900.00	475	100%		475
Total Acres 0.75			Land Total			28,975

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	576 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	83,846 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Steam	Cooling	0% None	Heat	1,613
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,613
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	OLD TYPE	Old Type	Below Average	Typical	79,444
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	60%	97%	90%	41,613	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1900	90	C 100	4,662	Avq-	60%	100%	90%	2,517
1.5 Story/BSMT	1900	238	C 100	18,360	Avq-	60%	100%	90%	9,914
Wood Deck	1900	120	C 100	1,008	Avq-	60%	100%	90%	545
Frame Shed	1900	160	D 100	896	Avq-	60%	100%	90%	484
Encl Frame Porch	1900	136	C 100	3,948	Avq-	60%	100%	90%	2,132
TWO STORY FRAME	1900	21	C 100	1,632	Avq-	60%	100%	90%	881
1,641 SFLA									
Outbuilding Total									16,473

Acpt Land	29,000	Accepted Bldg	58,100	Total	87,100
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B10427P175
Reference 2
Tran/Land/Bldg 1 1 14
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Sale Data
Sale Date 05/10/2010
Sale Price 46,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.01	Acres-Rear Land 1-10	1,900.00	19	100%		19
Total Acres 0.51			Land Total			28,519

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 4 OTHER Units-0	1,212 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	158,167 0 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	-13,999
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,973
Rooms	14	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	12,600
Attic	Floor & Stairs			Attic	3,394
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2010	TYPICAL	TYPICAL	Above Average	Typical	166,135
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	85%	67%	90%	85,152	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
TWO STORY FRAME	1975	108	C 100	8,392	Avq+	85%	69%	90%	4,430
Wood Deck	1960	36	C 100	302	Avq+	85%	100%	90%	231
2S Open Fr Porch	1975	180	C 100	3,990	Avq+	85%	100%	90%	3,052
ONE STORY FRAME	1975	21	C 100	1,088	Avq+	85%	69%	90%	575
Open Frame Porch	1975	24	C 100	476	Avq+	85%	100%	90%	365
2.00 ST BARN....	1975	936	C 100	20,966	Avq-	50%	50%	90%	4,718
2,661 SFLA									13,371

Acpt Land	28,500	Accepted Bldg	98,500	Total	127,000
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data	
Sale Date	09/08/2003
Sale Price	90,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7624P091
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	28,500.00	27,336	100%		27,336
Total Acres 0.46					Land Total	27,336

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	800 Sqft	Grade C 100	Base	96,040
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,450
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,960
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	97,530
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	90%	57,055	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	200	C 100	5,740	Avg.	65%	100%	90%	3,358
ONE STORY FRAME	1900	21	C 100	1,088	Avg.	65%	100%	90%	636
Wood Deck	2000	256	C 100	2,150	Avg.	97%	100%	90%	1,877
2.00 ST BARN....	1900	616	C 100	13,798	Fair	50%	50%	90%	3,105
Jacuzzi #	2005	1	C 100	3,500	Avg.	97%	100%	90%	3,056
1,421 SFLA									12,032
Outbuilding Total									12,032

Acpt Land	27,300	Accepted Bldg	69,100	Total	96,400
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/10/2009
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9976P127
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	28,500.00	21,705 100%		21,705
Total Acres 0.29			Land Total		21,705

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	396 Sqft	Grade C 90	Base	55,079
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-499
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,537
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-873
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1935	0	TYPICAL	TYPICAL	Average	Typical	56,756	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		65%	97%	90%	32,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1935	488	C 90	27,055	Avq.	65%	100%	90%	15,827
Finished Attic	1935	48	C 90	756	Avq.	65%	100%	90%	442
Frame Garage	1935	384	D 100	4,301	Avq-	60%	100%	90%	2,323
Frame Shed	1935	96	D 100	538	Avq-	60%	100%	90%	291
1,205 SFLA									
Outbuilding Total									18,883

Acpt Land	21,700	Accepted Bldg	51,100	Total	72,800
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Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/02/2016
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B12219P134

Reference 2

Tran/Land/Bldg 1 2 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.00	Acres-Frontage 1	7,500.00	7,500	100%		7,500
1.50	Acres-Rear Land 1-10	1,500.00	2,250	100%		2,250
Total Acres 3.00					Land Total	54,750

Commercial Description

Occupancy Type Restaurant.....
Class & Quality Frame.....Low
Dwelling Units 0
Exterior Aluminum/Vinyl
Stories & Height 2 STORY @ 8'
Heating/Cooling Forced Warm Air
Built 1960
Remodeled 1997

Base Cost/Sqft 36.77
Heat-Cool/Sqft + 3.15
Total 39.92
Size Factor X 1.419
Adjusted Cost/Sqft 56.65
Total Square Feet X 1,066
Replacement Cost 60,389
Condition Average
% Good Physical X .65
Functional X 0.75
Subtotal 29,440

Economic Factor X 0.95 Total Value 27,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Wood Deck	1998	123	C 110	1,137	Avq.	96%	100%	95%	1,037
GARAGE FRAME ..	1999	672	C 100	28,224	Avq.	97%	100%	95%	26,008
Wood Deck	2001	192	C 100	1,613	Avq.	97%	100%	95%	1,487
GARAGE FRAME ..	2007	168	C 100	7,056	Avq.	97%	100%	95%	6,502
GARAGE FRAME ..	2008	448	C 100	18,816	Avq.	97%	75%	95%	13,005
1,066 SF						Outbuilding Total			48,039

Acpt Land 54,800 **Accepted Bldg** 76,000 **Total** 130,800

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/01/1993
 Sale Price 12,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4492P060

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 65 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.18	Acres-Rear Land 1-10	1,900.00	342	100%		342
Total Acres 0.68			Land Total			28,842

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1979	14X71	B 100	28,930	Avq.	55%	100%	90%	14,320	
ONE STORY FRAME	1995	192	C 100	9,946	Avq.	95%	100%	90%	8,504	
ONE STORY FRAME	1993	60	C 100	3,108	Avq.	94%	100%	90%	2,630	
MH SLAB.....	1993	994	D 100	2,783	Avq-	92%	100%	90%	2,304	
Frame Shed	1993	64	D 100	358	Avq-	92%	100%	90%	296	
2S Frame Garage	1998	616	C 100	12,936	Avq.	96%	100%	90%	11,177	
1,246 SFLA							Outbuilding Total			39,231

Acpt Land 28,800 **Accepted Bldg** 39,200 **Total** 68,000

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/01/1999
Sale Price 27,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B6076P069
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	28,500.00	24,517 100%		24,517
Total Acres 0.37				Land Total	24,517

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	578 Sqft	Grade D 110	Base	67,667
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,194
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,247
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Fair	Typical	63,985
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		50%	97%	90%
						27,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	112	D 110	2,883	Fair	50%	100%	90%	1,298
Encl Frame Porch	1900	56	D 110	1,504	Fair	50%	100%	90%	677
Wood Deck	1900	20	D 110	148	Fair	50%	100%	90%	67
ONE STORY FRAME	1900	96	D 110	4,376	Fair	50%	100%	90%	1,969
1.25 ST GARAGE..	2000	672	D 100	8,655	Avg.	97%	100%	90%	7,556
1,108 SFLA									11,567

Outbuilding Total 11,567

Acpt Land 24,500 **Accepted Bldg** 39,500 **Total** 64,000

Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/30/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing
 Verified
 Validity Related Parties

Reference 1 B7459P214
 Reference 2 B10489P125
 Tran/Land/Bldg 1 2 17
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
9.32	Acres-Rear Land 1-10	1,500.00	13,980	100%		13,980
0.32	Acres-Frontage 1	7,500.00	2,400	100%		2,400
Total Acres 10.14					Land Total	61,380

Commercial Description

Occupancy Type	Office.....
Class & Quality	Frame.....Avg.
# Dwelling Units	0
Exterior	Aluminum/Vinyl
Stories & Height	1 STORY @ 8'
Heating/Cooling	HVAC
Built	2003
Remodeled	0
Base Cost/Sqft	43.35
Heat-Cool/Sqft	+ 17.82
Total	61.17
Size Factor	X 0.990
Adjusted Cost/Sqft	60.56
Total Square Feet	X 2,042
Replacement Cost	123,664
Condition	Average
% Good Physical	X .97
Functional	X 1.00
Subtotal	119,954
Economic Factor	X 0.90
Total Value 107,959	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	36	B 100	386	Avg.	97%	100%	90%	337
STORE FRAME.....	2007	1680	C 100	100,128	Avg.	97%	100%	90%	87,412
GARAGE FRAME ..	2007	336	C 100	14,112	Avg.	97%	100%	90%	12,320
Frame Shed	2003			----- S O U N D V A L U E -----					1,000
GARAGE FRAME ..	2009	1834	C 100	77,028	Avg.	97%	100%	90%	67,245
CLUBHOUSE.....	2009	6000	D 100	344,960	Avg.	97%	80%	90%	240,920
2,042 SF									409,234
Outbuilding Total									409,234

Acpt Land 61,400 **Accepted Bldg** 517,200 **Total** 578,600

Oakland
 Name: CLEMENTS, KENNETH F.

Valuation Report

07/15/2016

Page 2098

Map/Lot:

015-230-1

Account: 2984 Card: 1 of 1

Location:

89 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/2005
 Sale Price 61,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8524P014

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	28,500.00	22,441	100%		22,441
Total Acres 0.31						22,441

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	2007	240	C 100	12,432	Fair	95%	90%	90%	9,566
ONE STORY FRAME	1982	180	D 100	7,459	Avq-	85%	80%	90%	4,565
Wood Deck	2015	450	B 100	4,838	Avq.	97%	100%	90%	4,224
1.75 ST GARAGE..	1987	840	C 100	16,464	Avq.	90%	100%	90%	13,336
14 Mobile Home.	1981	14X66	C 100	23,980	Fair	35%	100%	90%	7,554
1,344 SFLA						Outbuilding Total			39,245
Acpt Land		22,400		Accepted Bldg		39,200		Total	61,600

Oakland
 Name: MUSERO, PAUL

Valuation Report

07/15/2016

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Map/Lot: 015-231

Account: 1632 Card: 1 of 1

Location: 18 SAWTELLE ROAD

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....

Topography Rolling

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... RESIDENTIAL.....

Reference 1 B2586P256

Reference 2

Tran/Land/Bldg 4 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	80%	Vacancy	22,800
10.00	Acres-Rear Land 1-10	1,900.00	19,000	100%		19,000
10.00	Acres-Rear Land 11-20	570.00	5,700	100%		5,700
21.61	REAR2-Rear 21+	475.00	10,265	100%		10,265
Total Acres 42.11					Land Total	57,765

Acpt Land 57,800 **Accepted Bldg** 0 **Total** 57,800

Oakland
 Name: BURWOOD, RONALD J.

Valuation Report

07/15/2016

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Map/Lot: 015-231-1

Account: 3382 Card: 1 of 1

Location: 56 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Private

Sale Data
 Sale Date 03/08/2006
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8825P330

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	21,000.00	21,000	90%	Access	18,900	
0.17	Acres-Rear Land 1-10	1,400.00	238	100%		238	
Total Acres 0.67						Land Total	19,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10 Mobile Home.	1975	10X47	D 100	10,629	Fair	35%	100%	90%	3,348
Frame Shed	1990	32	D 110	197	Avq-	90%	100%	90%	159
MH GABLE ROOF...	1980	470	D 110	2,316	Avq-	84%	100%	90%	1,751
470 SFLA						Outbuilding Total			5,258

Acpt Land	19,100	Accepted Bldg	5,300	Total	24,400
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Oakland
 Name: BURWOOD, RONALD J.

Valuation Report

07/15/2016

Page 2101

Map/Lot:

015-231-2

Account: 3383 Card: 1 of 1

Location:

SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Sale Data
 Sale Date 03/08/2006
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8825P330

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,400.00	238	30%	Vacancy	5,985
0.27	Acres-Rear Land 1-10	1,400.00	378	100%		378
Total Acres 0.77					Land Total	6,363

Acpt Land 6,400 **Accepted Bldg** 0 **Total** 6,400

Oakland
 Name: MOORE, JAMES

Valuation Report

07/15/2016

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Map/Lot:

015-231-4

Account: 3385 Card: 1 of 1

Location:

10 FELICIA DRIVE

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public SewerDrilled Well
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B9596P267
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data
 Sale Date 12/18/2007
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	21,000.00	20,360	100%		20,360
Total Acres 0.47						20,360

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2005	14X72	B 100	29.260	Ava.	74%	100%	90%	19,461
MH SLAB.....	2007	1008	C 100	3.528	Ava.	97%	100%	90%	3,080
Frame Shed	2005			----- S O U N D V A L U E -----					100
Encl Frame Porch	2009	70	D 100	1.680	Ava.	97%	100%	90%	1,467
Frame Shed	2009	156	B 100	1.397	Ava.	97%	100%	90%	1,220
1,008 SFLA						Outbuilding Total			25,328
Acpt Land		20,400		Accepted Bldg		25,300		Total	45,700

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

015-232

Account: 4325 Card: 1 of 1

Location:

50 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 BAKER CEMETERY
 Reference 2
 Tran/Land/Bldg 1 9 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	22,500.00	9,546	100%		9,546
Total Acres 0.09				Land Total		9,546
Acpt Land		9,500	Accepted Bldg		0	Total
						9,500

Valuation Report

Map/Lot: 016-001

Account: 472 Card: 1 of 1

Location: 83 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/07/2006
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8860P016

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.84	Acres-Rear Land 1-10	2,000.00	1,680	100%		1,680
Total Acres 1.34			Land Total			31,680

Dwelling Description

Replacement Cost New

Garrison	Two Story	720 Sqft	Grade C 110	Base	105,059
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,772
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	924
Attic	Floor & Stairs			Attic	2,218
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2014	TYPICAL	TYPICAL	Good	Typical	113,283
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	101,955	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	10	C 110	570	Good	90%	100%	100%	513
Open Frame Porch	1980	88	C 110	1,509	Good	90%	100%	100%	1,358
Frame Garage	1960	336	C 100	4,704	Good	82%	100%	100%	3,857
Wood Deck	2014	30	B 100	322	Avq.	97%	100%	100%	312
Wood Deck	2014	42	B 100	452	Avq.	97%	100%	100%	438
Wood Deck	2010	160	C 100	1,344	Avq.	97%	100%	100%	1,304
1,450 SFLA						Outbuilding Total			7,782

Acpt Land 31,700 **Accepted Bldg** 109,700 **Total** 141,400

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B7586P069 JT
 Reference 2 B8288P131
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 1.53			Land Total			32,060

Dwelling Description				Replacement Cost New		
Conventional	Two Story	696 Sqft	Grade C 100	Base		93,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,430
Rooms	8	HEARTHES	THREE HEARTHES	HEARTHES		2,520
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	Floor & Stairs			Attic		1,949
FirePlaces	0			Fireplace		0
Insulation	Capped Only			Insulation		-974
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1936	0	TYPICAL	TYPICAL	Below Average	Typical	102,735
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		60%	78%	100%
						48,080

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 & 3/4 STORY FR	1936	765	C 100	55,478	Avq-	60%	78%	100%	25,964
ONE STORY FRAME	1936	30	C 100	1,554	Avq-	60%	78%	100%	727
ONE STORY FRAME	1936	300	C 100	15,540	Avq-	60%	78%	100%	7,273
Open Frame Porch	1936	76	C 100	1,204	Avq-	60%	85%	100%	614
Encl Frame Porch	1936	20	C 100	700	Avq-	60%	85%	100%	357
Encl Frame Porch	1936	232	C 100	6,636	Avq-	60%	85%	100%	3,385
Frame Shed	1970	192	D 100	1,075	Avq-	77%	100%	100%	828
3,061 SFLA									39,148
Outbuilding Total									39,148

Acpt Land	32,100	Accepted Bldg	87,200	Total	119,300
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Oakland
 Name: ALEXANDER, SCOTT L.

Valuation Report

07/15/2016

Page 2106

Map/Lot: 016-003

Account: 1003 Card: 1 of 1

Location: 95 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/14/2008
 Sale Price 23,300
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9825P105
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	30,000.00	23,622	100%		23,622
Total Acres 0.31						23,622

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	806 Sqft	Grade C 100	Base		68,970
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	403 Sqft, Grade C	Basement Gar	None	Fin Bsmt		5,642
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,986
Rooms	5	HEARTHES	THREE HEARTHES			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	2			Fireplace		4,200
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1947	0	TYPICAL	TYPICAL	Average	Typical	80,798				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		67%	100%	100%				
Value(Rcnd)						54,135				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Encl Frame Porch	1958	42	C 100	1,316	Avg.	67%	100%	100%	882	
Frame Garage	1958	308	C 100	4,312	Avg.	67%	100%	100%	2,889	
Frame Shed	1975								300	
----- S O U N D V A L U E -----										
806 SFLA										
Outbuilding Total									4,071	
Acpt Land		23,600		Accepted Bldg		58,200		Total		81,800

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1993
 Sale Price 56,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4441P048
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	30,000.00	24,739 100%		24,739
Total Acres 0.34				Land Total	24,739

Dwelling Description

Replacement Cost New

Ranch	One Story	832 Sqft	Grade C 100	Base	70,571
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,050
Rooms	4	HEARTHES	THREE HEARTHES		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1942	1965	TYPICAL	TYPICAL	Above Average	Typical	72,621			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	97%	100%			
Value(Rcnld)						49,310			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1954	20	C 100	420	Avq+	70%	100%	100%	294
Frame Garage	1960	396	D 100	4,435	Avq.	70%	100%	100%	3,104
Wood Deck	2011	128	C 100	1,075	Avq.	97%	100%	100%	1,043
832 SFLA									
Outbuilding Total									4,441

Acpt Land 24,700 **Accepted Bldg** 53,800 **Total** 78,500

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/28/2012
 Sale Price 89,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11268P323
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.73	Acres-Rear Land 1-10	2,000.00	1,460	100%		1,460
Total Acres 1.23					Land Total	31,460

Dwelling Description

Replacement Cost New

Other	One Story	1,154 Sqft	Grade C 100	Base	90,406
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,020
Rooms	6	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1936	0	TYPICAL	TYPICAL	Average	Typical	94,106
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	61,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	70	C 100	1,120	Avq.	65%	100%	100%	728
Frame Bay Window	1960	8	C 100	414	Avq.	65%	100%	100%	269
Frame Shed	1967	48	D 100	269	Avq.	70%	100%	100%	188
1,162 SFLA									
Outbuilding Total									1,185

Acpt Land 31,500 **Accepted Bldg** 62,400 **Total** 93,900

Account: 1013 Card: 1 of 1

Map/Lot: 016-006
 Location: 109 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B7488P221
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 0.75			Land Total			30,500

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	4	HEARTHES	THREE HEARTHES		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	77,746
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	89%	100%	100%	69,194	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1985	32	C 100	1,658	Avq.	89%	100%	100%	1,476
Wood Deck	1985	45	C 100	378	Avq.	89%	100%	100%	336
Frame Shed	1985	80	C 100	560	Avq.	70%	100%	100%	392
1.25 ST SHED....	2000	256	B 100	2,638	Avq.	97%	100%	100%	2,559
Wood Deck	2000	64	C 100	538	Avq.	97%	100%	100%	522
944 SFLA									5,285

Outbuilding Total 5,285

Acpt Land 30,500 **Accepted Bldg** 74,500 **Total** 105,000

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/01/1997
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5339P287
 Reference 2 B9863P259
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 0.93						Land Total 30,860

Dwelling Description

Replacement Cost New

Conventional	Two Story	780 Sqft	Grade C 100	Base	101,052
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTHS	THREE HEARTHS		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	1990	TYPICAL	TYPICAL	Average	Typical	101,052
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		67%	100% 100%	67,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	360	B 100	3,871	Avq.	97%	100%	100%	3,755
Frame Shed	1990	112	C 100	784	Avq.	90%	100%	100%	706
Swimming Pool	1990	512	C 100	7,000	Avq.	99%	100%	100%	6,930
1,560 SFLA									Outbuilding Total 11,391

Acpt Land 30,900 **Accepted Bldg** 79,100 **Total** 110,000

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/01/1998
Sale Price 75,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5551P056
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 0.75			Land Total			30,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	872 Sqft	Grade C 100	Base	102,249
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,760
Rooms	5	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	109,789
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		71%	100% 100%	77,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1954	42	C 100	1,316	Avq.	71%	100%	100%	934
Frame Garage	1954	528	C 100	7,392	Avq.	71%	100%	100%	5,248
Frame Shed	1954			----- S O U N D V A L U E -----					200
1,526 SFLA				Outbuilding Total					6,382

Acpt Land 30,500 **Accepted Bldg** 84,300 **Total** 114,800

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/06/2015
 Sale Price 128,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12126P281
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 0.75			Land Total			30,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,110 Sqft	Grade C 100	Base	87,696
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	88,536
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	65,517	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1998	720	C 100	10,080	Avq.	96%	100%	100%	9,677
Encl Frame Porch	1998	64	C 100	1,932	Avq.	96%	100%	100%	1,855
Frame Shed	1960	325	C 100	2,275	Avq.	74%	100%	100%	1,684
1,110 SFLA									
Outbuilding Total									13,216

Acpt Land 30,500 **Accepted Bldg** 78,700 **Total** 109,200

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/09/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9477P088
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	30,000.00	28,142 100%		28,142
Total Acres 0.44				Land Total	28,142

Dwelling Description

Replacement Cost New

Ranch	One Story	736 Sqft	Grade C 100	Base	64,658
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,814
Rooms	4	HEARTHES	THREE HEARTHES		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	TYPICAL	TYPICAL	Average	Typical	66,472	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	97%	100%	51,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	36	C 100	302	Avq.	92%	100%	100%	278
Wood Deck	1990	80	C 100	672	Avq.	92%	100%	100%	618
Frame Shed	1990	100	C 100	700	Avq.	92%	100%	100%	644
Frame Garage	2002	360	C 100	5,040	Avq.	97%	100%	100%	4,889
736 SFLA									
Outbuilding Total									6,429

Acpt Land 28,100 **Accepted Bldg** 58,000 **Total** 86,100

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1998
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5697P346
 Reference 2 B5697P341
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	30,000.00	26,833	100%		26,833
Total Acres 0.40						Land Total 26,833

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	780 Sqft	Grade C 100	Base	94,315
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,363
Rooms	6	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	1998	TYPICAL	TYPICAL	Average	Typical	98,518
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				77%	100%	100%
						75,859

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1964	119	C 100	3,472	Avq.	77%	100%	100%	2,673
Frame Garage	1964	728	C 100	10,192	Avq.	77%	100%	100%	7,848
Swimming Pool	1980	512	C 100	7,000	Avq.	86%	100%	100%	6,020
Patio	1980	384	C 100	1,075	Avq.	86%	100%	100%	924
Frame Shed	1964			----- S O U N D V A L U E -----				100	
Jacuzzi #	1995	1	C 100	3,500	Avq.	95%	100%	100%	3,325
ONE STORY FRAME	1998	288	C 100	14,918	Avq.	96%	100%	100%	14,321
1,653 SFLA								Outbuilding Total	35,211

Acpt Land 26,800 **Accepted Bldg** 111,100 **Total** 137,900

Neighborhood 22 FAIRFIELD STREET

Zoning/Use INDUSTRIAL.....
 Topography RollingBelow Street
 Utilities All Public
 Street Paved

Reference 1 B1447P864
 Reference 2 TOWN GARAGE & TREATMENT PLANT (41)
 Tran/Land/Bldg 1 4 89
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	150%	Corner/Loc	30,000
10.00	Acres-Rear Land 1-10	1,000.00	10,000	200%	Corner/Loc	20,000
5.94	Acres-Rear Land 11-20	1,000.00	5,940	100%		5,940
Total Acres 16.94						55,940

Commercial Description

Occupancy Type	Manufacturing...	Service Garage..
Class & Quality	Masonry.....Exc.	Rigid Frame.Low
# Dwelling Units	0	0
Exterior	Concrete Block	Steel
Stories & Height	1 STORY @ 17'	1 STORY @ 11'
Heating/Cooling	Hot Water	Forced Warm Air
Built	1973	1976
Remodeled	1995	0
Base Cost/Sqft	47.53	16.15
Heat-Cool/Sqft	+ 6.16	3.39
Total	53.69	19.54
Size Factor	X 1.324	1.025
Adjusted Cost/Sqft	71.09	20.03
Total Square Feet	X 3,845	8,720
Replacement Cost	273,341	174,662
Condition	Average	Above Average
% Good Physical	X .80	.76
Functional	X 1.00	1.00
Subtotal	218,673	132,743
Economic Factor	X 1.00	Total Value 351,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
LOAD DOCK.....	1994	168	C 100	2.352	Avq.	94%	100%	100%	2,211
Masonrv Shed	1994	144	C 100	1,210	Avq.	94%	100%	100%	1,137
Masonrv Garage	1994	465	C 100	7,161	Avq.	94%	100%	100%	6,731
CANOPY.....	1994	465	C 100	7,812	Avq.	94%	100%	100%	7,343
2s Mason. Garage	1994	155	C 100	3,581	Avq.	94%	100%	100%	3,366
Frame Shed	1994	48	B 100	430	Avq.	94%	100%	100%	404
Frame Garage	1976	400	D 100	4,480	Avq-	81%	100%	100%	3,629
Frame Shed	1976	528	D 100	2,957	Avq-	81%	100%	100%	2,395
Frame Shed	1976	480	D 100	2,688	Avq-	81%	100%	100%	2,177
Frame Garage	1999	726	C 100	10,164	Avq-	96%	100%	100%	9,757
12,565 SF	Outbuilding Total								39,150

Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

016-012

Account: 666 Card: 2 of 2

Location:

28 MUNICIPAL DRIVE

Neighborhood 22 FAIRFIELD STREET

Zoning/Use INDUSTRIAL.....
 Topography RollingBelow Street
 Utilities All Public
 Street Paved

Reference 1 B1447P864
 Reference 2 TOWN GARAGE & TREATMENT PLANT (41)
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 7

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
AV POLE SHED....	2005	1800	C 100	10.080	Avg.	97%	75%	100%	7,334
Frame Shed	1976								1,000
----- S O U N D V A L U E -----									
12,565 SFLA									
Outbuilding Total									8,334
Acpt Land			0	Accepted Bldg		8,300	Total		8,300

Oakland
Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

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Map/Lot:

016-012

Account: 666

Location:

28 MUNICIPAL DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	55,900	390,600	446,500	55,900	390,600	446,500
2	0	8,300	8,300	0	8,300	8,300
TOTAL	55,900	398,900	454,800	55,900	398,900	454,800

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6040P121
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.66	Acres-Rear Land 1-10	2,000.00	3,320	100%		3,320
Total Acres 2.16			Land Total			33,320

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	808 Sqft	Grade C 100	Base	96,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,394
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	TYPICAL	TYPICAL	Average	Typical	93,336
Functional	Obsolescence	Economic	Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		65%	95% 100%	57,635
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Encl Frame Porch	1945	66	C 100	1,988	Avq.	1,312
Frame Garage	1945	644	C 100	9,016	Avq.	5,951
Wood Deck	2006	168	C 100	1,411	Avq.	1,369
Jacuzzi #	2006	1	C 100	3,500	Avq.	3,395
1,414 SFLA						12,027
Acpt Land						33,300
Accepted Bldg						69,700
Total						103,000

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Below Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 11/03/2009
 Sale Price 170,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10264P044
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	120%	View/Envir	36,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 1.80			Land Total			38,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	755 Sqft	Grade C 100	Base	92,159
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,255
Rooms	6	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1995	TYPICAL	TYPICAL	Good	Typical	96,023
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	90%	97%	100%	83,828	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1980	136	C 100	3,948	Good	90%	100%	100%	3,553
ONE STORY FRAME	1980	64	C 100	3,315	Good	90%	100%	100%	2,984
Frame Garage	1960	572	C 100	8,008	Good	82%	100%	100%	6,567
Wood Deck	2001	288	B 100	3,097	Avg.	97%	100%	100%	3,004
Wood Deck	2006	100	B 100	1,075	Avg.	97%	100%	100%	1,043
1,385 SFLA									17,151
Outbuilding Total									17,151

Acpt Land 38,600 **Accepted Bldg** 101,000 **Total** 139,600

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography LevelSteep
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1835P297
 Reference 2 B10872P147
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	30,000.00	30,000	90%	Topoqrphy	27,000	
0.48	Acres-Rear Land 1-10	2,000.00	960	80%	Topoqrphy	768	
Total Acres 0.98						Land Total	27,768

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	792 Sqft	Grade D 100	Base	70,831
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-3,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,342
Rooms	6	HEARTHES	THREE HEARTHES		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1850	1950	TYPICAL	TYPICAL	Average	Inadeq.	70,068					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
LAYOUT.....	None	65%	87%	100%	39,623						
Outbuildings/Additions/Improvements						Value Rcnld					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ			
Unfin Basement	1960	715	D 100	5,606	Avq.	74%	100%	100%	4,148		
Frame Garage	1960	715	D 100	8,008	Avq-	70%	100%	100%	5,606		
1 Story/BASEMENT	1940	648	D 100	31,934	Avq.	65%	87%	100%	18,059		
ONE STORY FRAME	1940	8	D 100	332	Avq.	65%	87%	100%	188		
Encl Frame Porch	1940	24	D 100	650	Avq.	65%	100%	100%	423		
Wood Deck	1980	144	D 100	967	Avq.	86%	100%	100%	832		
1,844 SFLA									29,256		
Acpt Land						27,800	Accepted Bldg		68,900	Total	96,700

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2409P122
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	30,000.00	30,000	120%	View/Envir	36,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
0.10	Acres-Rear Land 11-20	600.00	60	100%		60	
Total Acres 12.60						Land Total	64,160

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,104 Sqft	Grade C 100	Base		122,257
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt		2,688
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,760
Rooms	6	HEARTHS	THREE HEARTHS			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,680
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1955	0	TYPICAL	TYPICAL	Above Average	Typical		131,385
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	75%	98%	100%	96,568		

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1955	30	C 100	980	Avq+	75%	100%	100%	735	
Frame Garage	1981	1120	C 100	15,680	Avq.	87%	100%	100%	13,642	
1.50 ST BARN....	1920	1824	C 100	35,750	Avq.	40%	40%	100%	5,720	
1 ST BARN.....	1920	648	C 100	10,886	Avq.	40%	40%	100%	1,742	
Frame Shed	1920			----	SOUND	VALUE	----		300	
Frame Shed	1920			----	SOUND	VALUE	----		200	
Frame Shed	1920			----	SOUND	VALUE	----		200	
Frame Shed	1920			----	SOUND	VALUE	----		300	
1,932 SFLA									Outbuilding Total	22,839

Acpt Land	64,200	Accepted Bldg	119,400	Total	183,600
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Oakland
 Name: COTE, GERALD R., JR.

Valuation Report

07/15/2016

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Map/Lot: 016-018

Account: 1582 Card: 1 of 1

Location: 185 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 07/17/2013
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11458P199
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.23						20,347

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1991	14X68	A 100	34,959	Ava.	55%	100%	100%	19,227
Wood Deck	1991	99	C 100	832	Ava.	92%	100%	100%	765
Frame Shed	1990	64	C 100	448	Ava.	92%	100%	100%	412
Frame Shed	1999	80	C 100	560	Ava.	97%	100%	100%	543
Wood Deck	1999	25	C 100	210	Ava.	97%	100%	100%	204
952 SFLA									21,151
Acpt Land		20,300	Accepted Bldg		21,200	Total		41,500	

Oakland
 Name: RUBINSON, JILL L.

Valuation Report

07/15/2016

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Map/Lot: 016-019

Account: 304 Card: 1 of 1

Location: 191 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B6455P118
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	150%	View/Envir	45,000
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.50	Acres-Rear Land 11-20	600.00	2,700	100%		2,700
Total Acres 18.00						78,650

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,048 Sqft	Grade B 105	Base		186,005
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,941
Rooms	6	HEARTHES	THREE HEARTHES			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		6,774
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,822
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	202,542
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	97%	100%	174,855	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1982	780	C 100	6,552	Avq.	87%	100%	100%	5,700
Wood Deck	1982	96	C 100	806	Avq.	87%	100%	100%	701
Encl Frame Porch	1982	104	B 105	4,102	Avq.	89%	100%	100%	3,651
Frame Garage	1982	528	B 105	9,934	Avq.	89%	100%	100%	8,841
1.50 ST GARAGE..	1982	528	B 105	12,915	Avq.	89%	100%	100%	11,494
Frame Garage	1950	240	D 100	2,688	Avq.	68%	100%	100%	1,828
2,096 SFLA									
Outbuilding Total									32,215

Acpt Land 78,700 **Accepted Bldg** 207,100 **Total** 285,800

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1201P137
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
44.60	REAR2-Rear 21+	500.00	22,300	100%		22,300
Total Acres 66.10						Land Total 83,300

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,320 Sqft	Grade C 100	Base		133,841
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,692
Rooms	6	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	3	Add Fixtures	0			
Baths	3	Half Baths	0	Plumbing		5,880
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			140,709
1843	1950	TYPICAL	TYPICAL	Average				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	65%	85%	100%	77,742			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
ONE STORY FRAME	1900	100	C 100	5,180	Avq.	65%	85%	100%	2,862
Open Frame Porch	1900	176	C 100	2,604	Avq.	65%	100%	100%	1,693
ONE STORY FRAME	1900	480	C 100	24,864	Avq.	65%	85%	100%	13,738
Frame Shed	1900	236	C 100	1,652	Avq.	65%	100%	100%	1,074
1.75 ST GARAGE..	1960	400	C 100	7,840	Avq.	65%	100%	100%	5,096
Frame Shed	1960	560	D 100	3,136	Avq.	60%	100%	100%	1,882
Wood Deck	1960	40	C 100	336	Avq.	74%	100%	100%	249
Frame Shed	1843			---- SOUND VALUE ----					200
Frame Shed	1843			---- SOUND VALUE ----					200
2,890 SFLA				Outbuilding Total					26,994

Acpt Land	83,300	Accepted Bldg	104,700	Total	188,000
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/17/2012
Sale Price 75,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B11272P188
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.37	Acres-Rear Land 1-10	2,000.00	740	100%		740
Total Acres 0.87			Land Total			30,740

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	TYPICAL	TYPICAL	Average	Typical	94,818
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	69%	94%	100%	61,499	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1958	484	C 100	6,776	Avq.	69%	100%	100%	4,675
ONE STORY FRAME	1958	112	C 100	5,802	Avq+	77%	100%	100%	4,468
Wood Deck	1958	228	D 100	1,532	Avq.	73%	100%	100%	1,118
1,360 SFLA									
Outbuilding Total									10,261

Acpt Land 30,700 **Accepted Bldg** 71,800 **Total** 102,500

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 04/24/2008
 Sale Price 114,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9709P256
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.41	Acres-Rear Land 1-10	2,000.00	820	100%		820
Total Acres 0.91			Land Total			30,820

Dwelling Description

Replacement Cost New

Ranch	One Story	1,024 Sqft	Grade C 100	Base	82,398
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,500
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,523
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1964	0	TYPICAL	TYPICAL	Average	Typical	88,421			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	68,084			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1964	66	C 100	1,064	Avq.	77%	100%	100%	819
Frame Garage	1970	484	C 100	6,776	Avq.	80%	100%	100%	5,421
1,024 SFLA									
Outbuilding Total								6,240	

Acpt Land 30,800 **Accepted Bldg** 74,300 **Total** 105,100

Oakland
 Name: FOTTER, ROBERT G.

Valuation Report

07/15/2016

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Map/Lot: 016-023

Account: 2966 Card: 1 of 1

Location: 210 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1421P682
 Reference 2 B10957P285JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 12 39 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.65	Acres-Rear Land 1-10	2,000.00	1,300	100%		1,300
Total Acres 1.15					Land Total	31,300

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,040 Sqft	Grade C 100	Base		83,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,563
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1964	0	TYPICAL	TYPICAL	Average	Typical	85,947			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	100%	100%	66,179				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1964	112	C 100	3,276	Avq-	73%	100%	100%	2,391
Frame Garage	1964	1152	C 100	16,128	Avq-	73%	100%	100%	11,773
Frame Shed	1964			----- SOUND VALUE -----					300
1,040 SFLA				Outbuilding Total					14,464

Acpt Land	31,300	Accepted Bldg	80,600	Total	111,900
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
Topography Above Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1702P262
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.20	Acres-Rear Land 1-10	2,000.00	8,400	100%		8,400
Total Acres 4.70			Land Total			38,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	145,892
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	264 Sqft, Grade B	Basement Gar	None	Fin Bsmt	4,731
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	GOOD	GOOD	Average	Typical	156,537
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	96% 100%	124,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	120	B 100	2,330	Avq.	83%	97%	100%	1,876
Frame Shed	1975	180	B 100	1,613	Avq.	83%	97%	100%	1,299
Frame Shed	1975	64	C 100	448	Avq.	83%	100%	100%	372
1.25 ST GARAGE..	1975	720	B 100	14,837	Avq.	83%	97%	100%	11,946
Wood Deck	1998	80	C 100	672	Avq.	96%	100%	100%	645
Encl Frame Porch	2006	160	B 100	5,914	Avq.	97%	100%	100%	5,737
1,764 SFLA									
Outbuilding Total									21,875

Acpt Land	38,400	Accepted Bldg	146,600	Total	185,000
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 08/16/2013
 Sale Price 134,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11486P090
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.66	Acres-Rear Land 1-10	2,000.00	3,320	100%		3,320
Total Acres 2.16			Land Total			33,320

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	101,559
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,726
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1905	1975	TYPICAL	TYPICAL	Good	Typical	105,436
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	75%	98%	100%	77,495	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1905	117	C 100	6,061	Good	75%	98%	100%	4,455
ONE STORY FRAME	1905	170	C 100	8,806	Good	75%	98%	100%	6,472
Finished Attic	1905	170	C 100	2,975	Good	75%	98%	100%	2,186
1.75 ST SHED....	1905	187	C 100	1,833	Good	75%	100%	100%	1,375
ONE STORY FRAME	1905	78	C 100	4,040	Good	75%	98%	100%	2,969
Frame Garage	1905	609	C 100	8,526	Good	75%	100%	100%	6,394
1,962 SFLA									23,851

Acpt Land 33,300 **Accepted Bldg** 101,300 **Total** 134,600

Neighborhood 22 FAIRFIELD STREET

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1475P637
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.63	Acres-Rear Land 1-10	2,000.00	1,260	100%		1,260
Total Acres 1.13					Land Total	31,260

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	825 Sqft	Grade C 100	Base	98,196
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,465
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,558
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Above Average	Typical	99,969
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	100%	100%	69,978	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1920	126	C 100	1,904	Avq+	70%	100%	100%	1,333
Encl Frame Porch	1920	240	C 100	6,860	Avq+	70%	100%	100%	4,802
1.75 ST BARN....	1920	1200	C 100	25,200	Avq.	60%	80%	100%	12,096
Frame Shed	1960			----- S O U N D V A L U E -----				300	
Open Frame Porch	1920	120	C 100	1,820	Avq+	70%	100%	100%	1,274
Frame Garage	2000	456	C 100	6,384	Avq.	97%	100%	100%	6,192
1,444 SFLA									25,997

Accpt Land	31,300	Accepted Bldg	96,000	Total	127,300
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Oakland
 Name: MEADER, ARLENE D.

Valuation Report

07/15/2016

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Map/Lot: 016-027

Account: 1542 Card: 1 of 1

Location: 176 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1370P365
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.39	Acres-Rear Land 1-10	2,000.00	780	100%		780
Total Acres 0.89			Land Total			30,780

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 100	Base	95,211
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,036
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	99,087
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	76,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1965	128	C 100	3,724	Avq.	77%	100%	100%	2,867	
Frame Garage	1965	480	C 100	6,720	Avq.	77%	100%	100%	5,174	
Frame Shed	1965			----- S O U N D V A L U E -----					300	
1,232 SFLA									Outbuilding Total	8,341

Acpt Land 30,800 **Accepted Bldg** 84,600 **Total** 115,400

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1993
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7827P122
 Reference 2 B9379P244
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.50					Land Total	37,000

Dwelling Description

Replacement Cost New

Cape Cod	One Story	1,036 Sqft	Grade C 100	Base	83,138
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,351
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,553
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	Full Finished			Attic	18,004
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	101,864			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		65%	89% 100%	58,928			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	684	C 100	42,134	Avq.	92%	99%	100%	38,375
Encl Frame Porch	1920	180	C 100	5,180	Avq.	65%	90%	100%	3,030
Wood Deck	1990	304	C 100	2,554	Avq.	92%	100%	100%	2,350
Frame Garage	1960	880	D 100	9,856	Avq.	50%	75%	100%	3,696
Frame Shed	1920			----- S O U N D V A L U E -----					200
Frame Shed	1999	200	D 100	1,120	Avq-	96%	100%	100%	1,075
1,720 SFLA									48,726
Acpt Land		37,000	Accepted Bldg	107,700	Total				144,700

Oakland
 Name: MAIN, ALAN C.

Valuation Report

07/15/2016

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Map/Lot:

016-028-1

Account: 2249 Card: 1 of 1

Location: 148 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Public Water
 Street Paved

Sale Data
 Sale Date 11/01/2001
 Sale Price 27,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6696P318

Reference 2

Tran/Land/Bldg 4 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 11-20	600.00	1,800	100%		1,800
Total Acres 14.00			Land Total			51,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	2003	140	D 100	784	D Gr	100%	100%	100%	784
Frame Shed	0			----- SOUND VALUE -----				500	
Frame Shed	0			----- SOUND VALUE -----				500	
						Outbuilding Total			1,784

Acpt Land 51,800 **Accepted Bldg** 1,800 **Total** 53,600

Oakland
 Name: OLSON, BRUCE

Valuation Report

07/15/2016

Page 2134

Map/Lot:

016-028-1-1

Account: 3795 Card: 1 of 1

Location:

152 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Sale Data	
Sale Date	10/01/2000
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use NEIGHBORHOOD COM
 Topography LevelAbove Street
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B6333P093
 Reference 2
 Tran/Land/Bldg 1 2 45
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
Total Acres 1.00						42,426

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	1990	1584	C 100	66,528	Ava.	92%	100%	100%	61,206	
GARAGE FRAME ..	2010	440	C 100	18,480	Ava.	97%	100%	100%	17,926	
Outbuilding Total									79,132	
Acpt Land		42,400	Accepted Bldg		79,100	Total		121,500		

Valuation Report

Account: 622 Card: 1 of 1

Location: 142 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1581P131
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 0.51			Land Total			30,020

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	624 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	86,638 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,040
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	TYPICAL	Very Good	Typical	98,953
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	87,079	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	336	C 100	20,698	V.G.	88%	100%	100%	18,214
Encl Frame Porch	1972	140	C 100	4,060	V.G.	88%	100%	100%	3,573
Frame Garage	1972	576	C 100	8,064	V.G.	88%	100%	100%	7,096
1SFr Overhang	1972	26	C 100	1,347	V.G.	88%	100%	100%	1,185
Open Frame Porch	2015	196	C 100	2,884	Avq.	97%	100%	100%	2,797
Encl Frame Porch	2011	120	C 100	3,500	Avq.	97%	100%	100%	3,395
Wood Deck	2011	100	C 100	840	Avq.	97%	100%	100%	815
Jacuzzi #	2015	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,610 SFLA						Outbuilding Total			40,470

Acpt Land 30,000 **Accepted Bldg** 127,500 **Total** 157,500

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/10/2015
 Sale Price 136,700
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12039P94
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.17	Acres-Rear Land 1-10	2,000.00	340	100%		340
Total Acres 0.67			Land Total			30,340

Dwelling Description

Replacement Cost New

Ranch	One Story	924 Sqft	Grade C 100	Base	76,238
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	416 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,824
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,277
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1961	2005	GOOD	GOOD	Excellent	Typical	84,339			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
None		None		87%	100%	100%	73,375		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	2005	80	C 100	4,928	Exc.	87%	100%	100%	4,287
ENC.PORCH/BSMT	1961	210	C 100	7,497	Exc.	87%	100%	100%	6,522
Frame Garage	1961	520	C 100	7,280	Exc.	87%	100%	100%	6,334
Frame Shed	2006			----- S O U N D V A L U E -----					200
Wood Deck	2015	60	C 100	504	Avq.	97%	100%	100%	489
1,004 SFLA							Outbuilding Total		17,832
Acpt Land		30,300		Accepted Bldg		91,200		Total	121,500

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1998
 Sale Price 121,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5780P215
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 0.51			Land Total			30,020

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,066 Sqft	Grade C 110	Base	130,878
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,780
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,058
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	149,488			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)			
None		None		93%	99% 100%	137,634			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	1999	576	C 100	8,064	Avq.	97%	100%	100%	7,822
Encl Frame Porch	1999	72	C 100	2,156	Avq.	97%	100%	100%	2,091
1,866 SFLA									
						Outbuilding Total			9,913

Acpt Land 30,000 **Accepted Bldg** 147,500 **Total** 177,500

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2926P140
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 0.62			Land Total			30,240

Dwelling Description

Replacement Cost New

Other	One Story	754 Sqft	Grade D 110	Base	57,874
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,635
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	59,509
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						Value(Rcnld)
						42,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1956	294	D 110	20,103	Avq.	72%	100%	100%	14,474
Frame Shed	1970								100
Wood Deck	2005	144	B 100	1,548	Avq.	97%	100%	100%	1,502
1,342 SFLA									
Outbuilding Total									16,076

Acpt Land	30,200	Accepted Bldg	58,900	Total	89,100
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Oakland
 Name: SMITH, ROBERT M.

Valuation Report

07/15/2016

Page 2139

Map/Lot: 016-033

Account: 144 Card: 1 of 1

Location: 118 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3636P67
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	30,000.00	27,166	100%		27,166
Total Acres 0.41						Land Total
						27,166

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 110	Base	99,312
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	922 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,163
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,122
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	112,217			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	98%	100%	106,673				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1975	192	D 100	1,291	Avq.	83%	100%	100%	1,072
Frame Shed	2000	120	D 100	672	Avq.	97%	100%	100%	652
ONE STORY FRAME	2010	784	C 110	44,673	Avq.	97%	98%	100%	42,466
1,936 SFLA									
Outbuilding Total								44,190	

Acpt Land	27,200	Accepted Bldg	150,900	Total	178,100
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3344P89
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 0.65			Land Total			30,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,131 Sqft	Grade C 100	Base	88,990
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Above Average	Typical	92,770
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	71%	96%	100%	63,232	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	896	B 100	20,873	Avq.	97%	100%	100%	20,247
Wood Deck	2011	260	B 100	2,796	Avq.	97%	100%	100%	2,712
1 Story/BASEMENT	2011	560	B 100	44,155	Avq.	97%	99%	100%	42,402
1,691 SFLA									65,361
Outbuilding Total									65,361

Acpt Land	30,300	Accepted Bldg	128,600	Total	158,900
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Oakland
 Name: BICKFORD, REGINALD E.

Valuation Report

07/15/2016

Page 2141

Map/Lot: 016-034-1

Account: 2051 Card: 1 of 1

Location: 21 BROOMHANDLE ROAD

Neighborhood 22 FAIRFIELD STREET

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities
 Street Paved

Reference 1 B3260P163
 Reference 2
 Tran/Land/Bldg 1 2 25
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
6.18	Acres-Rear Land 1-10	2,000.00	12,360	100%		12,360	
Total Acres 6.68						Land Total	42,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
GARAGE FRAME ..	2012	1500	C 100	63,000	Avg.	97%	90%	100%	54,999
Outbuilding Total									54,999

Acpt Land	42,400	Accepted Bldg	55,000	Total	97,400
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Oakland
 Name: PINE VIEW HOMES, INC.

Valuation Report

07/15/2016

Page 2142

Map/Lot:

016-034-1A

Account: 3506 Card: 1 of 1

Location: 21 BROOMHANDLE ROAD

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/08/2014
 Sale Price 0
 Sale Type Mobile Home
 Financing Seller Financed
 Verified Seller
 Validity Validity

Reference 1 BOS 4/8/14 2000 Fleetwood 14x70 2Bd2Bth
 Reference 2 Ser#PASL22A47502E WH/RD
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2000	14X66	B 100	27,280	Avg.	63%	100%	100%	17,296
924 SFLA						Outbuilding Total			17,296
Accpt Land			0	Accepted Bldg		17,300	Total		17,300

Valuation Report

Account: 1318 Card: 1 of 1

Location: 108 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/23/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7811P123
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 0.83			Land Total			30,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1970	12X57	D 100	13,769	Avg+	60%	100%	100%	8,261
Frame Shed	1983	120	C 100	840	Avg.	75%	100%	100%	630
MH GABLE ROOF...	2003	684	C 100	3,830	Avg.	97%	100%	100%	3,715
Wood Deck	2005	48	B 100	517	Avg.	97%	100%	100%	501
684 SFLA						Outbuilding Total			13,107

Acpt Land 30,700 **Accepted Bldg** 13,100 **Total** 43,800

Valuation Report

Map/Lot: 016-037

Account: 170 Card: 1 of 1

Location: 27 BROOMHANDLE ROAD

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/2006
 Sale Price 82,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9055P332

Reference 2

Tran/Land/Bldg 4 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	85%	Access	25,500
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 1.90			Land Total			28,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,392 Sqft	Grade C 100	Base	105,067
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,430
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	974
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Good	Typical	110,311
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Location		84%	97%	90%
						80,893

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1966	209	C 100	10,826	Good	84%	100%	90%	8,185
Frame Garage	1966	528	C 100	7,392	Good	84%	100%	90%	5,588
Frame Shed	1999	128	C 100	896	Avq.	97%	100%	90%	782
Encl Frame Porch	1999	49	C 100	1,512	Avq.	97%	100%	90%	1,320
Wood Deck	1999	160	C 100	1,344	Avq.	97%	100%	90%	1,174
Frame Shed	1999			----- S O U N D V A L U E -----					200
Frame Shed	2011	120	D 100	672	Avq-	96%	100%	90%	581
1,601 SFLA									17,830

Acpt Land 28,300 **Accepted Bldg** 98,700 **Total** 127,000

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1061P249
 Reference 2 LIFE ESTATE B8995P055
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 12 39 0 Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.23	Acres-Rear Land 1-10	2,000.00	2,460	100%		2,460
2.55	Acres-Wasteland	50.00	128	100%		128
Total Acres 4.28			Land Total			32,588

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	891 Sqft	Grade C 100	Base	96,467
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,292
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	TYPICAL	TYPICAL	Above Average	Typical	103,539			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	70%	100%	100%	72,477				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1954	120	C 100	3,500	Avq+	70%	100%	100%	2,450
Frame Garage	1954	690	C 100	9,660	Avq+	70%	100%	100%	6,762
Patio	1954	364	C 100	1,019	Avq+	70%	100%	100%	713
Open Frame Porch	1954	16	C 100	364	Avq+	70%	100%	100%	255
1,336 SFLA	Outbuilding Total								10,180

Acpt Land 32,600 **Accepted Bldg** 82,700 **Total** 115,300

Oakland
 Name: LEMAY, LOUIS L.

Valuation Report

07/15/2016

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Map/Lot: 016-039

Account: 1210 Card: 1 of 1

Location: 98 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... MOBILE HOME.....

Reference 1 B1444P340

Reference 2 B8995P053 LIFE ESTATE

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Sale Data	
Sale Date	07/10/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 0.50				Land Total		30,000

Acpt Land	30,000	Accepted Bldg	0	Total	30,000
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Oakland
Name: WOOD, PEGGY A.

Valuation Report

07/15/2016

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Map/Lot:

016-040

Account: 737 Card: 1 of 1

Location:

94 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities
Street Paved

Reference 1 B5975P266

Reference 2

Tran/Land/Bldg 4 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.04	Acres-Rear Land 1-10	2,000.00	2,080	100%		2,080
1.60	Acres-Wasteland	50.00	80	100%		80
Total Acres 3.14					Land Total	32,160
Acpt Land		32,200	Accepted Bldg		0	Total
						32,200

Valuation Report

Map/Lot:

016-040-A

Account: 894 Card: 1 of 1

Location:

96 FAIRFIELD STREET

Neighborhood 86 MOB HOME NO LAND

Zoning/Use DOWNTOWN RESIDEN
Topography Level
Utilities All Public
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 1 9
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 2

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade D 100	Base	81,688
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1991	0	TYPICAL	TYPICAL	Average	92%	100%	90%	Phy	Func	Rcnld	
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)		
None							None		59,959		
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value		
Frame Garage	1997	672	C 100	9,408	Avq.	96%	100%	90%	8,129		
Frame Shed	2002	144	C 100	1,008	Avq.	97%	100%	90%	880		
Frame Shed	2002	144	C 100	1,008	Avq.	97%	100%	90%	880		
Wood Deck	2009	168	B 100	1,806	Avq.	97%	100%	90%	1,577		
ONE STORY FRAME	2009	192	C 100	9,946	Avq.	97%	100%	90%	8,683		
Wood Deck	2009	48	B 100	517	Avq.	97%	100%	90%	451		
1,536 SFLA									Outbuilding Total		20,600
Acpt Land			0 Accepted Bldg			80,600		Total		80,600	

Oakland
 Name: GIGUERE, LESTER A.

Valuation Report

07/15/2016

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Map/Lot: 016-041

Account: 738 Card: 1 of 1

Location: 90 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 05/24/2004
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7957P026

Reference 2

Tran/Land/Bldg 4 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
1.70	Acres-Wasteland	50.00	85	100%		85
Total Acres 2.60					Land Total	30,885

Acpt Land 30,900 **Accepted Bldg** 0 **Total** 30,900

Oakland
 Name: T & T EXPRESS, INC.

Valuation Report

07/15/2016

Page 2150

Map/Lot: 016-042

Account: 1077 Card: 1 of 2

Location: 38 BROOMHANDLE ROAD

Neighborhood 22 FAIRFIELD STREET

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/23/2009
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9991P066

Reference 2

Tran/Land/Bldg 4 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
5.08	Acres-Rear Land 1-10	2,000.00	10,160	100%		10,160
Total Acres 6.08					Land Total	52,586

Acpt Land 52,600 **Accepted Bldg** 0 **Total** 52,600

Neighborhood 22 FAIRFIELD STREET

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/23/2009
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 4 2 40
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Commercial Description

Occupancy Type	Stor.Warehouse..	Stor.Warehouse..
Class & Quality	Rigid Frame.Low	Rigid Frame.Low
# Dwelling Units	0	0
Exterior	Steel	Steel
Stories & Height	1 STORY @ 14'	1 STORY @ 14'
Heating/Cooling	NONE	Forced Warm Air
Built	1976	1986
Remodeled	0	0
Base Cost/Sqft		12.28
Heat-Cool/Sqft	+	0.00
Total		12.28
Size Factor	X	1.089
Adjusted Cost/Sqft		13.37
Total Square Feet	X	4,392
Replacement Cost		58,721
Condition	Below Average	Below Average
% Good Physical	X	.72
Functional	X	1.00
Subtotal		42,279
Economic Factor	X 0.80	Total Value
		34,466
		61,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
WAREHOUSE ST....	1965	1392	E 100	18,435	Fair	67%	100%	80%	9,881
MEZZANINE.....	1940	720	E 100	5,040	Fair	50%	50%	80%	1,008
6,852 SF						Outbuilding Total			10,889
Accept Land			0	Accepted Bldg		72,300	Total		72,300

Oakland
Name: T & T EXPRESS, INC.

Valuation Report

07/15/2016

Page 2152

Map/Lot:

016-042

Account: 1077

Location:

48 BROOMHANDLE ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	52,600	0	52,600	52,600	0	52,600
2	0	72,300	72,300	0	72,300	72,300
TOTAL	52,600	72,300	124,900	52,600	72,300	124,900

Oakland
 Name: T & T EXPRESS, INC.

Valuation Report

07/15/2016

Page 2153

Map/Lot: 016-043

Account: 436 Card: 1 of 1

Location: BROOMHANDLE ROAD

Neighborhood 22 FAIRFIELD STREET

Zoning/Use INDUSTRIAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B9991P066

Sale Data
 Sale Date 02/23/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 2
 Tran/Land/Bldg 4 2 27
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
3.08	Acres-Rear Land 1-10	1,000.00	3,080	100%		3,080
Total Acres 4.08					Land Total	23,080

Acpt Land 23,100 **Accepted Bldg** 0 **Total** 23,100

Oakland
 Name: MAIN, ALAN C.

Valuation Report

07/15/2016

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Map/Lot:

016-044

Account: 910 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 11/01/2001
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6696P318
 Reference 2
 Tran/Land/Bldg 4 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.70	REAR2-Rear 21+	500.00	6,350	100%		6,350
Total Acres 12.70				Land Total		6,350
Acpt Land		6,400	Accepted Bldg	0	Total	6,400

Oakland
 Name: REGIONAL SCHOOL UNIT #18

Valuation Report

07/15/2016
 Page 2155
 016-047
 OAK STREET

Account: 909 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3722P153
 Reference 2
 Tran/Land/Bldg 1 4 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 61 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000
10.00	Acres-Rear Land 11-20	450.00	4,500	100%		4,500
22.20	REAR2-Rear 21+	375.00	8,325	100%		8,325
Total Acres 42.20					Land Total	27,825
Acpt Land		27,800	Accepted Bldg		0	Total
						27,800

Oakland
 Name: YOUNG, LAWRENCE L.

Valuation Report

07/15/2016

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Map/Lot: 016-048

Account: 933 Card: 1 of 1

Location: 157 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2253P044
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 16 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.15	Acres-Rear Land 1-10	1,500.00	1,725	100%		1,725
Total Acres 1.65			Land Total			24,225

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	67,081				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1975	80	D 100	448	Avq-	55%	100%	100%	246
960 SFLA						Outbuilding Total			246

Acpt Land 24,200 **Accepted Bldg** 67,300 **Total** 91,500

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography LevelBelow Street
Utilities All Public
Street Paved

Reference 1 B3797P156
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.50	Acres-Rear Land 1-10	1,500.00	2,250	100%		2,250
Total Acres 2.00			Land Total			24,750

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	400 Sqft	Grade C 100	Base	57,148
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,478
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1901	1990	TYPICAL	TYPICAL	Above Average	Typical	61,146
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	99%	100%	42,374	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1940	300	C 100	18,480	Avq+	70%	99%	100%	12,807
Finished Attic	1940	300	C 100	5,250	Avq+	70%	99%	100%	3,638
1 Story/BASEMENT	1990	575	C 100	35,420	Avq.	92%	99%	100%	32,260
1 Story/BASEMENT	1996	140	C 100	8,624	Avq.	95%	99%	100%	8,111
Wood Deck	1990	274	C 100	2,302	Avq.	90%	100%	100%	2,072
Frame Garage	1940	336	D 100	3,763	Avq.	65%	100%	100%	2,446
1,765 SFLA									61,334

Accpt Land	24,800	Accepted Bldg	103,700	Total	128,500
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Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/21/2003
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B7742P103
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
3.80	Acres-Rear Land 1-10	1,500.00	5,700	100%		5,700
Total Acres 4.30			Land Total			28,200

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	600 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	75,978 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade D	Basement Gar	None	Fin Bsmt	4,032
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,661
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	84,939
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	72%	100%	100%	61,156	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1956	200	C 90	11,088	Avq.	72%	100%	100%	7,983
Wood Deck	1986	192	C 100	1,613	Avq.	89%	100%	100%	1,436
Frame Garage	1956	560	D 100	6,272	Poor	50%	50%	100%	1,568
1,400 SFLA									
Outbuilding Total									10,987

Acpt Land 28,200 **Accepted Bldg** 72,100 **Total** 100,300

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	03/01/1999
Sale Price	68,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5885P238
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	22,500.00	18,825	100%		18,825
Total Acres 0.35						18,825

Dwelling Description

Replacement Cost New

Conventional	One Story	792 Sqft	Grade C 90	Base	62,522
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,756
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Average	Typical	64,278
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	67%	100%	100%	43,066	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1948	300	C 90	23,625	Avq.	67%	100%	100%	15,829
Encl Frame Porch	1948	128	C 90	3,352	Avq.	67%	100%	100%	2,246
Frame Garage	1970	720	C 100	10,080	Avq.	80%	100%	100%	8,064
ONE STORY FRAME	1948	120	C 90	5,594	Avq.	67%	100%	100%	3,748
1,512 SFLA									
Outbuilding Total									29,887

Acpt Land	18,800	Accepted Bldg	73,000	Total	91,800
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Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data	
Sale Date	03/28/2002
Sale Price	58,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6865P343
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	22,500.00	18,825 100%		18,825
Total Acres 0.35				Land Total	18,825

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	648 Sqft Masonry Trim Roof Cover	Grade C 90 None Asphalt Shingles	Base Trim Roof	79,970 0 0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Below Average	Typical	79,970			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	60%	100%	100%	47,982				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1999	192	D 100	1,075	Avq-	96%	100%	100%	1,032
1 Story/BASEMENT	2014	192	C 100	11,827	Avq.	97%	90%	100%	10,325
Wood Deck	2014	240	C 100	2,016	Avq.	97%	100%	100%	1,956
1,488 SFLA									
Outbuilding Total									13,313

Acpt Land	18,800	Accepted Bldg	61,300	Total	80,100
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Valuation Report

Account: 907 Card: 1 of 1

Location: 185 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Below Street
 Utilities All Public
 Street Paved

Reference 1 B2744P346
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.67	Acres-Rear Land 1-10	1,500.00	2,505	100%		2,505
Total Acres 2.17			Land Total			25,005

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	280 Sqft	Grade D 100	Base	38,031
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-3,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Refrig.A/C	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1938	0	TYPICAL	TYPICAL	Below Average	Typical	34,738				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)			
Incomplete		None		60%	50%	100%	10,421			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1986	432	D 100	17,902	Avq.	95%	60%	100%	10,204	
Frame Garage	1938	558	E 100	3,906	Avq.	50%	70%	100%	1,367	
ONE STORY FRAME	1938	224	D 100	9,282	Avq-	60%	50%	100%	2,785	
Unfinished Attic	1938	224	D 100	501	Avq-	60%	50%	100%	150	
Wood Deck	1996	100	D 100	672	Avq.	95%	100%	100%	638	
Frame Shed	2002	160	C 100	1,120	Avq.	97%	100%	100%	1,086	
1,076 SFLA									16,230	
Acpt Land		25,000		Accepted Bldg		26,700		Total		51,700

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/13/2013
Sale Price 87,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11513P041 JT
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	22,500.00	13,120 100%		13,120
Total Acres 0.17				Land Total	13,120

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	255 Sqft	Grade C 100	Base	49,039
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-625
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,099
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	2013	GOOD	GOOD	Average	Typical	49,513			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	97% 100%	42,745			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	119	C 100	6,164	Avq.	89%	100%	100%	5,486
ONE STORY FRAME	1975	110	C 100	5,698	Avq.	89%	100%	100%	5,071
1 & 3/4 STORY FR	1975	150	C 100	10,878	Avq.	83%	100%	100%	9,029
ONE STORY FRAME	1975	112	C 100	5,802	Avq.	83%	100%	100%	4,816
Open Frame Porch	2004	70	C 100	1,120	Avq.	97%	100%	100%	1,086
Wood Deck	2013	100	C 100	840	Avq.	97%	100%	100%	815
Wood Deck	2013	56	C 100	470	Avq.	97%	100%	100%	456
1,049 SFLA						Outbuilding Total			26,759
Acpt Land		13,100		Accepted Bldg		69,500		Total	82,600

Oakland
 Name: LAWRENCE, GUY M.

Valuation Report

07/15/2016

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Map/Lot:

016-055

Account: 865 Card: 1 of 1

Location:

195 OAK STREET

Neighborhood 35 OAK STREET.....

Sale Data	
Sale Date	10/15/2007
Sale Price	5,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B10401P118
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	22,500.00	24,852	100%		24,852
Total Acres 0.61				Land Total		24,852
Acpt Land		24,900	Accepted Bldg		0	Total
						24,900

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Below Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2696P172

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000	
0.42	Acres-Rear Land 11-20	450.00	189	100%		189	
Total Acres 10.92						Land Total	37,689

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	450 Sqft	Grade D 110	Base	59,112
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,709
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Below Average	Typical	59,158
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	97%	100%
						Value(Rcnld)
						34,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1910	300	D 110	19,145	Avq-	60%	100%	100%	11,487
1 Story/BASEMENT	1910	70	D 110	3,794	Avq-	60%	100%	100%	2,276
Encl Frame Porch	1910	126	D 110	3,228	Avq-	60%	100%	100%	1,937
Encl Frame Porch	1910	80	D 110	2,094	Avq-	60%	100%	100%	1,256
1.25 ST ATT SHED	1910	270	D 110	1,912	Avq-	60%	100%	100%	1,147
1.75 ST BARN....	1910	288	D 110	5,323	Avq.	60%	60%	100%	1,916
Frame Shed	1910	96	D 110	591	Avq-	60%	100%	100%	355
1,383 SFLA									
Outbuilding Total									20,374

Acpt Land	37,700	Accepted Bldg	54,800	Total	92,500
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Valuation Report

Account: 4086 Card: 1 of 1

Map/Lot: 016-056-1
 Location: 205 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B9712P069
 Reference 2 B9350P337
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.19	Acres-Frontage 1	3,750.00	713	100%		713
Total Acres 0.69						Land Total 23,213

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,728 Sqft	Grade D 110	Base	110,673
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	99,511
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	95,560	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2008	140	D 100	784	Avq.	97%	100%	100%	760
Wood Deck	2009	256	C 100	2,150	Avq.	97%	100%	100%	2,086
Wood Deck	2011	80	C 100	672	Avq.	97%	100%	100%	652
1,728 SFLA									Outbuilding Total 3,498

Acpt Land	23,200	Accepted Bldg	99,100	Total	122,300
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Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 02/27/2015
Sale Price 108,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11923P95
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
2.52	Acres-Rear Land 1-10	1,500.00	3,780	100%		3,780
Total Acres 3.02					Land Total	26,280

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	730 Sqft	Grade C 100	Base	91,803
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	-4,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,149
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,789
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1916	0	TYPICAL	TYPICAL	Good	Typical	89,989
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	75%	97%	100%	65,467	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1940	42	C 100	2,587	Good	75%	100%	100%	1,940
Encl Frame Porch	1940	140	C 100	4,060	Good	75%	100%	100%	3,045
Frame Garage	1985	856	C 100	11,984	Avq.	89%	100%	100%	10,666
Frame Shed	1974	64	C 100	448	Avq.	82%	100%	100%	367
1,320 SFLA									16,018

Acpt Land 26,300 **Accepted Bldg** 81,500 **Total** 107,800

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data	
Sale Date	11/13/2015
Sale Price	87,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12162P330
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.00	Acres-Rear Land 1-10	1,500.00	1,500	100%		1,500
Total Acres 1.50			Land Total			24,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	532 Sqft	Grade C 95	Base	69,281
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,123
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	69,552
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	45,209	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1940	212	C 95	2,953	Avq.	65%	100%	100%	1,919
Wood Deck	1987	288	C 100	2,419	Avq.	85%	100%	100%	2,056
Frame Garage	1940			----- S O U N D V A L U E -----					400
ONE STORY FRAME	1960	270	C 95	13,286	Avq.	65%	100%	100%	8,636
1,201 SFLA									13,011

Acpt Land	24,000	Accepted Bldg	58,200	Total	82,200
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Oakland
 Name: COLLIER, LINDA T.

Valuation Report

07/15/2016

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Map/Lot: 016-059

Account: 2659 Card: 1 of 1

Location: 225 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 06/16/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B1487P851
 Reference 2 BY WILL 9/4/73
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.40	Acres-Rear Land 1-10	1,500.00	600	100%		600
Total Acres 0.90						Land Total 23,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	448 Sqft	Grade D 110	Base	54,911
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-3,588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1927	1950	GOOD	TYPICAL	Average	Typical	51,323			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	97% 100%	32,359			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1937	162	D 110	8,781	Avq.	65%	97%	100%	5,537
Wood Deck	1988	36	C 100	302	Avq.	65%	100%	100%	196
Frame Shed	1937			----- SOUND VALUE -----					100
Open Frame Porch	2000	36	C 100	644	Avq.	65%	100%	100%	419
Frame Garage	2000	400	C 100	5,600	Avq.	97%	100%	100%	5,432
946 SFLA									Outbuilding Total 11,684

Acpt Land 23,100 **Accepted Bldg** 44,000 **Total** 67,100

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Below Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1408P087
 Reference 2 SEPTIC GRANT 8/24/98
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 64 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
Total Acres 0.50						Land Total	22,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	260 Sqft	Grade D 110	Base	43,534
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	987
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	739
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Below Average	Typical	46,147
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	97%	100%
						Value(Rcnld)
						26,858

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 & 3/4 STORY FR	1900	340	D 110	21,699	Avq-	60%	100%	100%	13,019	
Encl Frame Porch	1900	140	D 110	3,573	Avq-	60%	100%	100%	2,144	
Frame Shed	1990	288	C 100	2,016	Avq.	92%	100%	100%	1,855	
Frame Shed	1965			----- S O U N D V A L U E -----					300	
Frame Garage	1950	400	D 100	4,480	Avq-	40%	80%	100%	1,434	
Frame Shed	2004	144	C 100	1,008	Avq.	97%	100%	100%	978	
Frame Shed	2006	18	C 100	126	Avq.	97%	100%	100%	122	
1,050 SFLA									Outbuilding Total	19,852

Acpt Land	22,500	Accepted Bldg	46,700	Total	69,200
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Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 10/01/1998
Sale Price 25,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B5769P215
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.14	Acres-Rear Land 1-10	1,500.00	210	100%		210
Total Acres 0.64			Land Total			22,710

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	459 Sqft	Grade D 110	Base	58,636
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,741
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	59,387
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		71%	97% 100%	40,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1954	276	D 110	12,582	Avq.	71%	100%	100%	8,933
ONE STORY FRAME	2013	336	C 100	17,405	Avq.	97%	100%	100%	16,883
Frame Shed	1974	480	C 100	3,360	Avq.	82%	100%	100%	2,755
Frame Shed	1960	192	D 100	1,075	Avq.	74%	100%	100%	796
Wood Deck	2000	435	C 100	3,654	Avq.	97%	100%	100%	3,544
Frame Shed	2007	80	C 100	560	Avq.	97%	100%	100%	543
1,415 SFLA									33,454

Acpt Land 22,700 **Accepted Bldg** 74,400 **Total** 97,100

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5211P344
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 08/01/1996
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.47	Acres-Rear Land 1-10	1,500.00	705	100%		705
Total Acres 0.97			Land Total			23,205

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	480 Sqft	Grade D 110	Base	60,230
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% Forced Warm	Cooling	0% None	Heat	-1,164
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Minimal			Insulation	-1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	Obsolete	TYPICAL	Below Average	Inadeq.	59,583
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	89%	100%
						Value(Rcnld)
						31,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1880	120	D 110	6,504	Avq-	60%	100%	100%	3,902
1 Story/BASEMENT	1880	340	D 110	18,431	Avq-	60%	100%	100%	11,059
Unfinished Attic	1880	340	D 110	837	Avq-	60%	100%	100%	502
1 Story/BASEMENT	1950	276	D 110	14,960	Avq-	60%	100%	100%	8,976
Encl Frame Porch	1880	160	D 110	4,066	Avq-	60%	100%	100%	2,440
Frame Shed	1880	36	D 100	202	Avq-	50%	50%	100%	50
Frame Garage	1880	240	D 100	2,688	Avq-	50%	80%	100%	1,075
1.75 ST BARN....	1880	288	D 110	5,323	Avq.	60%	50%	100%	1,597
Frame Shed	1880			----- S O U N D V A L U E -----					300
Frame Shed	2000	120	C 100	840	Avq.	97%	100%	100%	815
1,576 SFLA									
Outbuilding Total									30,716

Acpt Land 23,200 **Accepted Bldg** 62,500 **Total** 85,700

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Below Street
Utilities Public WaterSeptic System
Street Paved

Reference 1 B2311P75
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.14	Acres-Rear Land 1-10	1,500.00	210	100%		210
Total Acres 0.64			Land Total			22,710

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	504 Sqft	Grade C 90	Base	58,929
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,677
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1936	0	TYPICAL	TYPICAL	Above Average	Typical	60,606			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	97%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1936	98	C 90	4,568	Avq+	70%	100%	100%	3,198
Wood Deck	1985	663	C 100	5,569	Avq.	89%	100%	100%	4,956
Frame Shed	1936	60	C 90	378	Avq+	70%	100%	100%	265
Frame Shed	1968			----- S O U N D V A L U E -----					300
1.75 ST GARAGE..	1968	528	D 110	9,107	Avq.	79%	100%	100%	7,195
854 SFLA							Outbuilding Total		15,914
Acpt Land		22,700		Accepted Bldg		57,100		Total	79,800

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2779P26
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.27	Acres-Rear Land 1-10	1,500.00	405	100%		405
Total Acres 0.77			Land Total			22,905

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	761 Sqft	Grade C 95	Base	81,754
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	-5,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,673
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,596
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Below Average	Inadeq.	80,709
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
COND/DES/UTIL...	None	61%	83%	100%	40,863	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1965	36	C 95	2,107	Avq-	61%	83%	100%	1,067
Frame Shed	1956	168	C 95	1,117	Avq-	61%	83%	100%	565
Open Frame Porch	1945	18	C 95	372	Avq-	61%	83%	100%	188
Encl Frame Porch	2003	228	C 100	6,524	Avq.	97%	100%	100%	6,328
1,178 SFLA									8,148
Outbuilding Total									8,148

Acpt Land

22,900

Accepted Bldg

49,000 **Total**

71,900

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/21/2008
Sale Price 29,000
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B9728P107

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000
10.00	Acres-Rear Land 11-20	450.00	4,500	100%		4,500
4.30	REAR2-Rear 21+	375.00	1,613	100%		1,613
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
Total Acres 25.30						52,933

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,680 Sqft	Grade C 110	Base	189,124
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,969
Rooms	1	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,264
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	GOOD	None	Average	Typical	183,649
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete			None	97%	57% 100%	101,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2009	192	D 100	1,075	Avq.	97%	75%	100%	782
Carport/Canopy	2009	224	C 100	1,411	Avq.	97%	75%	100%	1,027
12 Mobile Home.	1975	12X60	C 100	19,088	Avq.	55%	100%	100%	10,498
Wood Deck	1975	45	C 100	378	Avq.	83%	100%	100%	314
AV POLE SHED....	2012	192	C 100	1,075	Avq.	97%	50%	100%	522
3,660 SFLA									13,143

Outbuilding Total

Acpt Land

52,900

Accepted Bldg

114,700

Total

167,600

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 08/01/2000
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6298P275
Reference 2 B8988P313
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000
10.00	Acres-Rear Land 11-20	450.00	4,500	100%		4,500
0.60	REAR2-Rear 21+	375.00	225	100%		225
Total Acres 21.10						Land Total 42,225

Dwelling Description

Replacement Cost New

Other	One Story	520 Sqft	Grade D 100	Base	41,082
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,602
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1949	0	OLD TYPE	Old Type	Fair	Typical	39,480			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		54%	97%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1950	256	D 100	10,609	Fair	54%	100%	100%	5,729
Frame Shed	1965			---- S O U N D V A L U E ----					100
Frame Shed	1965			---- S O U N D V A L U E ----					200
Encl Frame Porch	1949	24	D 100	650	Fair	54%	100%	100%	351
776 SFLA							Outbuilding Total		6,380
Acpt Land		42,200		Accepted Bldg		27,100		Total	69,300

Oakland
 Name: GRADIE, SANDRA A.

Valuation Report

07/15/2016

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Map/Lot: 016-067

Account: 955 Card: 1 of 1

Location: 271 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1263P366
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.59	Acres-Rear Land 1-10	1,500.00	885	100%		885
Total Acres 1.09			Land Total			23,385

Dwelling Description

Replacement Cost New

Ranch	One Story	748 Sqft	Grade C 100	Base	65,397
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,047
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,843
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Above Average	Typical	70,813
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	99%	100%	49,073	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1940	720	C 100	10,080	Avq+	70%	100%	100%	7,056
1 Story/BASEMENT	1973	702	C 100	43,243	Avq+	70%	99%	100%	29,967
ONE STORY FRAME	1980	309	C 100	16,006	Avq.	86%	89%	100%	12,251
Wood Deck	1985	378	C 100	3,175	Avq.	89%	100%	100%	2,826
1.75 ST GARAGE..	1972	660	D 110	11,383	Avq-	78%	80%	100%	7,103
1.759 SFLA									59,203
Outbuilding Total									59,203

Acpt Land 23,400 **Accepted Bldg** 108,300 **Total** 131,700

Oakland
 Name: LORD, MARIE E.

Valuation Report

07/15/2016

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Map/Lot:

016-068

Account: 1297 Card: 1 of 1

Location:

281 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1630P166

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 22 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.30	Acres-Rear Land 1-10	1,500.00	450	100%		450
Total Acres 0.80					Land Total	22,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1992	14X66	C 110	26,378	Avg.	55%	100%	100%	14,508
Frame Shed	1972	80	D 100	448	Avg.	81%	100%	100%	363
Wood Deck	2005	100	C 100	840	Avg.	97%	100%	100%	815
924 SFLA						Outbuilding Total			15,686
Acpt Land		23,000	Accepted Bldg		15,700	Total			38,700

Oakland
 Name: GERALD, STEPHEN A.

Valuation Report

07/15/2016

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Map/Lot: 016-069

Account: 3031 Card: 1 of 1

Location: 289 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3541P94
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.34	Acres-Rear Land 1-10	1,500.00	2,010	100%		2,010
Total Acres 1.84			Land Total			24,510

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	93,240
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	-10,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	TYPICAL	TYPICAL	Average	Typical	85,260	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		74%	100%	100%	63,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1966	1200	C 100	16,800	Avq.	74%	100%	100%	12,432
Frame Shed	1966	420	D 100	2,352	Avq-	74%	100%	100%	1,740
Frame Shed	1966			----- S O U N D V A L U E -----					100
Frame Shed	1966	192	D 100	1,075	Fair	68%	100%	100%	731
Open Frame Porch	2006	336	B 100	6,201	Avq.	97%	100%	100%	6,015
Wood Deck	2006	35	B 100	377	Avq.	97%	100%	100%	366
1,200 SFLA									21,384

Acpt Land 24,500 **Accepted Bldg** 84,500 **Total** 109,000

Oakland
 Name: BUZZELL, HAROLD I. JR.

Valuation Report

07/15/2016
 Page 2179
 016-070
 OAK STREET

Map/Lot:
 Location:

Account: 2506 Card: 1 of 1

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2001P11
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	18,000
1.88	Acres-Rear Land 1-10	1,500.00	2,820	100%		2,820
Total Acres 2.38					Land Total	20,820
Acpt Land		20,800	Accepted Bldg		0	Total
						20,800

Oakland
 Name: BERRIER, TAMMY

Valuation Report

07/15/2016

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Map/Lot: 016-071

Account: 1604 Card: 1 of 1

Location: 301 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/23/2014
 Sale Price 47,750
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11750P134
 Reference 2 SEPTIC GRANT 8/28/98
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.65	Acres-Rear Land 1-10	1,500.00	975	100%		975	
Total Acres 1.15						Land Total	23,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
12 Mobile Home.	1972	12X56	D 100	13,582	Avq.	55%	100%	100%	7,470	
Frame Garage	1995	400	C 100	5,600	Avq.	95%	100%	100%	5,320	
Wood Deck	2000	64	D 100	430	Avq.	97%	100%	100%	417	
ONE STORY FRAME	1972	672	D 100	27,847	Avq.	81%	100%	100%	22,556	
MH GABLE ROOF...	1980	1344	D 100	6,021	Avq.	86%	100%	100%	5,178	
MH SLAB.....	1980	672	D 100	1,882	Avq.	86%	100%	100%	1,619	
Encl Frame Porch	2008	170	C 100	4,900	Avq.	97%	100%	100%	4,753	
1,344 SFLA									Outbuilding Total	47,313

Accpt Land 23,500 **Accepted Bldg** 47,300 **Total** 70,800

Oakland
 Name: PARKER, ANDREW A.

Valuation Report

07/15/2016

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Map/Lot:

016-072

Account: 1300 Card: 1 of 1

Location:

305 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/27/2014
 Sale Price 43,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11782P025
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.65	Acres-Rear Land 1-10	1,500.00	975	100%		975
Total Acres 1.15					Land Total	23,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1976	12X56	D 100	13,582	Avg.	55%	100%	100%	7,470
ONE STORY FRAME	2013	325	D 100	13,468	Avg.	97%	90%	100%	11,758
MH GABLE ROOF...	1985	672	D 100	3,010	Avg.	89%	100%	100%	2,679
997 SFLA						Outbuilding Total			21,907
Acpt Land		23,500	Accepted Bldg		21,900	Total			45,400

Oakland
 Name: COOK, DONNA D.

Valuation Report

07/15/2016

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Map/Lot: 016-073

Account: 3683 Card: 1 of 1

Location: 311 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 07/06/2012
 Sale Price 8,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11096P344
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.59	Acres-Rear Land 1-10	1,500.00	2,385	100%		2,385
Total Acres 2.09					Land Total	24,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1974	14X60	C 100	22,240	Avq-	45%	100%	100%	10,008
Frame Shed	1974	144	D 100	806	Avq.	70%	100%	100%	564
Wood Deck	1998	140	C 100	1,176	Avq.	96%	100%	100%	1,129
Wood Deck	2005	96	D 100	645	Avq-	96%	100%	100%	619
840 SFLA						Outbuilding Total			12,320
Acpt Land		24,900	Accepted Bldg		12,300	Total			37,200

Oakland
 Name: VASHON, RICHARD R.

Valuation Report

07/15/2016

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Map/Lot:

016-074

Account: 726 Card: 1 of 1

Location:

317 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5885P075
 Reference 2 SEPTIC GRANT 8/21/97
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 66 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
0.78	Acres-Rear Land 1-10	1,500.00	1,170	100%		1,170	
Total Acres 1.28						Land Total	23,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10 Mobile Home.	1965	10X53	D 100	11,691	Avq.	55%	100%	100%	6,430
ONE STORY FRAME	1965	520	D 100	21,549	Avq.	77%	100%	100%	16,593
Frame Shed	1965	96	D 100	538	Fair	40%	100%	100%	215
Frame Shed	1965			---- S O U N D V A L U E ----				100	
Frame Shed	1965			---- S O U N D V A L U E ----				100	
Frame Shed	1965			---- S O U N D V A L U E ----				100	
Wood Deck	1974	168	D 100	1,128	Avq.	70%	100%	100%	790
MH GABLE ROOF...	1980	530	C 100	2,968	Avq.	86%	100%	100%	2,552
1,050 SFLA						Outbuilding Total			26,880

Acpt Land	23,700	Accepted Bldg	26,900	Total	50,600
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Oakland
 Name: TAYLOR, JEFFREY L.

Valuation Report

07/15/2016

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Map/Lot:

016-075

Account: 5 Card: 1 of 1

Location:

321 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3198P337
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	22,500.00	21,581	100%		21,581
Total Acres 0.46						21,581

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,056 Sqft	Grade C 100	Base		84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,602
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1971	0	TYPICAL	TYPICAL	Average	Typical	86,972			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		81%	100%	100%			
Value(Rcnld)						70,447			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1971	272	C 100	2,285	Avg.	81%	100%	100%	1,851
Frame Garage	1971	308	C 100	4,312	Avg.	81%	100%	100%	3,493
1,056 SFLA									
Outbuilding Total						5,344			

Acpt Land	21,600	Accepted Bldg	75,800	Total	97,400
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Oakland
 Name: SHEIVE, LORI A.

Valuation Report

07/15/2016

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Map/Lot: 016-076

Account: 1580 Card: 1 of 1

Location: 329 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/01/1996
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5284P015
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
2.17	Acres-Rear Land 1-10	1,500.00	3,255	100%		3,255
Total Acres 2.67			Land Total			25,755

Dwelling Description

Replacement Cost New

Conventional	One Story	924 Sqft	Grade D 110	Base	67,090
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	785 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,792
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,004
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	77,886			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
STYLE.....	None	85%	85%	100%	56,273				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	396	C 100	5,684	Avq.	86%	100%	100%	4,888
Wood Deck	1985	224	C 100	1,882	Avq.	89%	100%	100%	1,675
1.75 ST SHED....	1980	192	D 100	1,505	Avq.	86%	100%	100%	1,294
924 SFLA									7,857
Outbuilding Total								7,857	

Acpt Land 25,800 **Accepted Bldg** 64,100 **Total** 89,900

Oakland
 Name: MCAVOY, PETER J.

Valuation Report

07/15/2016
 Page 2186
 016-077
 OAK STREET

Account: 330 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B1611P27
 Reference 2 B12087P17
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data	
Sale Date	03/29/2007
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000	
10.00	Acres-Rear Land 11-20	450.00	4,500	100%		4,500	
14.60	REAR2-Rear 21+	375.00	5,475	100%		5,475	
Total Acres 34.60					Land Total	24,975	
Accpt Land		25,000	Accepted Bldg		0	Total	25,000

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016
 Page 2187
 016-078
 OAK STREET

Account: 2338 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B5318P165
 Reference 2 B10642P230
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.91	Acres-Rear Land 1-10	1,500.00	1,365	100%		1,365	
Total Acres 0.91				Land Total		1,365	
Acpt Land		1,400	Accepted Bldg		0	Total	
						1,400	

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2664P318
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	150%	View/Envir	45,000
1.75	Acres-Rear Land 1-10	2,000.00	3,500	100%		3,500
Total Acres 2.75			Land Total			48,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,144 Sqft	Grade C 110	Base	128,400
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,651
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	139,519
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	99% 100%	117,405

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1978	720	C 110	12,751	Avq.	85%	100%	100%	10,838
Encl Frame Porch	1978	180	C 110	5,698	Avq.	85%	100%	100%	4,843
Wood Deck	1978	506	C 110	4,676	Avq.	85%	100%	100%	3,975
Wood Deck	1978	392	C 100	3,293	Avq.	85%	100%	100%	2,799
Frame Shed	1978	480	C 100	3,360	Avq-	82%	100%	100%	2,755
1.716 SFLA									25,210
Outbuilding Total									25,210

Acpt Land	48,500	Accepted Bldg	142,600	Total	191,100
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Valuation Report

Account: 426 Card: 1 of 1

Location: 245 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7645P106
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 09/19/2003
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	150%		45,000
5.03	Acres-Rear Land 1-10	2,000.00	10,060	100%		10,060
Total Acres 6.03			Land Total			55,060

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade B 100	Base	152,413
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	520 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,280
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,740
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	1,075
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	2003	TYPICAL	TYPICAL	Average	Typical	172,959
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	99%	100%	166,093	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1976	1056	C 100	17,002	Avq+	86%	100%	100%	14,622
Wood Deck	1995	130	C 100	1,092	Avq.	95%	100%	100%	1,037
Frame Shed	1976	216	C 100	1,512	Avq.	84%	100%	100%	1,270
Wood Deck	2003	60	C 100	504	Avq.	97%	100%	100%	489
Open Frame Porch	2003	320	B 100	5,914	Avq.	97%	100%	100%	5,737
1,820 SFLA									23,155
Outbuilding Total									23,155

Acpt Land 55,100 **Accepted Bldg** 189,200 **Total** 244,300

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1514P610
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.07	Acres-Rear Land 1-10	2,000.00	2,140	100%		2,140
Total Acres 2.07			Land Total			32,140

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	85,064
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		81%	100% 100%	68,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	70	C 100	1,120	Avq.	81%	100%	100%	907
Wood Deck	1970	154	C 100	1,294	Avq.	81%	100%	100%	1,048
1 ST BARN.....	1991	320	D 100	4,301	Avq.	92%	70%	100%	2,770
Frame Garage	1970	780	C 100	10,920	Avq.	80%	100%	100%	8,736
Frame Shed	1970			----- S O U N D V A L U E -----					300
Swimming Pool	1990	576	C 100	7,000	Avq.	92%	100%	100%	6,440
Patio	1990	416	C 100	1,165	Avq.	92%	100%	100%	1,072
Wood Deck	1998	96	C 100	806	Avq.	96%	100%	100%	774
1,040 SFLA									
Outbuilding Total									22,047

Acpt Land	32,100	Accepted Bldg	90,900	Total	123,000
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Oakland
 Name: BRIDGES, CHARLES JR.

Valuation Report

07/15/2016

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Map/Lot: 017-005

Account: 2405 Card: 1 of 1

Location: 271 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1508P146
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	120%	View/Envir	36,000
8.00	Acres-Rear Land 1-10	2,000.00	16,000	100%		16,000
Total Acres 9.00					Land Total	52,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,314 Sqft	Grade C 110	Base	110,289
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	986 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,184
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Inadeq.	132,865			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	95% 100%	106,026			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1976	520	C 110	8,008	Avq.	84%	100%	100%	6,727
Wood Deck	1976	364	C 110	3,363	Avq.	84%	100%	100%	2,825
1,314 SFLA									9,552
Outbuilding Total									9,552

Acpt Land 52,000 **Accepted Bldg** 115,600 **Total** 167,600

Oakland
 Name: TYLER, PAMELA R.

Valuation Report

07/15/2016

Page 2192

Map/Lot:

017-006

Account: 705 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	03/11/2015
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B4310P339
 Reference 2 B11942P60
 Tran/Land/Bldg 1 7 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	120%	View/Envir	36,000
3.50	Till -Tillable 1	400.00	1,400	100%		1,400
3.00	Past -Pasture 3	400.00	1,200	100%		1,200
Total Acres 7.50					Land Total	38,600

Accpt Land	38,600	Accepted Bldg	0	Total	38,600
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Oakland
 Name: TYLER, PAMELA R.

Valuation Report

07/15/2016

Page 2193

Map/Lot:

017-006-A

Account: 3200 Card: 1 of 2

Location:

279 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2 RIVERSIDE FARM MARKET

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	1995	1120	C 90	62,597	Ava.	95%	90%	100%	53,520
Open Frame Porch	1995	320	C 100	4,620	Ava.	95%	90%	100%	3,950
BSMT UNFINISHED.	1995	1120	C 100	15,344	Ava.	95%	90%	100%	13,119
Open Frame Porch	1999	384	C 100	5,516	Ava.	97%	90%	100%	4,816
STORE FRAME.....	2002	384	C 90	26,429	Ava.	97%	90%	100%	23,072
STORE FRAME.....	2002	784	C 100	51,206	Ava.	97%	90%	100%	44,703
BSMT UNFINISHED.	2002	784	C 100	11,581	Ava.	97%	90%	100%	10,111
Frame Shed	0			----- S O U N D V A L U E -----					200
Wood Deck	2003	620	B 100	6,667	Ava.	97%	90%	100%	5,820
								Outbuilding Total	159,311
Acpt Land			0	Accepted Bldg			159,300	Total	159,300

Oakland
 Name: TYLER, PAMELA R.

Valuation Report

07/15/2016

Page 2194

Map/Lot:

017-006-A

Account: 3200 Card: 2 of 2

Location:

279 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2 RIVERSIDE FARM MARKET

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
STORE FRAME.....	2008	1120	C 100	69,552	Ava.	97%	100%	100%	67,465
STORE FRAME.....	2008	840	C 100	54,264	Ava.	97%	100%	100%	52,636
BSMT UNFINISHED.	2008	1120	C 100	15,344	Ava.	97%	100%	100%	14,884
STORE FRAME.....	2008	384	C 100	29,366	Ava.	97%	100%	100%	28,485
Wood Deck	2008	592	B 100	6,366	Ava.	97%	100%	100%	6,175
GREENHOUSE.....	2012	192	B 100	2,752	Ava.	97%	100%	100%	2,669
Outbuilding Total									172,314
Acpt Land			0	Accepted Bldg		172,300	Total		172,300

Oakland
Name: TYLER, PAMELA R.

Valuation Report

07/15/2016

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Map/Lot:

017-006-A

Account: 3200

Location:

279 FAIRFIELD STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	159,300	159,300	0	159,300	159,300
2	0	172,300	172,300	0	172,300	172,300
TOTAL	0	331,600	331,600	0	331,600	331,600

Oakland
 Name: TYLER, PAMELA R.

Valuation Report

07/15/2016

Page 2196

Map/Lot: 017-007

Account: 1667 Card: 1 of 1

Location: 291 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B4023P233 JT
 Reference 2
 Tran/Land/Bldg 1 7 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	110%	View/Envir	33,000
6.50	Till -Tillable 1	400.00	2,600	100%		2,600
Total Acres 7.50			Land Total			35,600

Dwelling Description

Replacement Cost New

Ranch	One Story	2,132 Sqft	Grade C 110	Base	165,716
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	4,620
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,779
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	179,811
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	97%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Open Frame Porch	1990	108	C 110	1,817	Avq.	92%
2,132 SFLA						100%
Outbuilding Total						1,672

Acpt Land 35,600 **Accepted Bldg** 162,100 **Total** 197,700

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B6304P235
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	30,000.00	27,982 70%	Corner/Loc	19,587
Total Acres 0.87				Land Total	19,587

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade D 110	Base	108,071
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	GOOD	GOOD	Average	Typical	94,766			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		97%	100%	90%			
Value(Rcnld)									
						82,731			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	2000								200
Frame Shed	2000								100
Wood Deck	2001	96	D 100	645	Avq.	97%	100%	90%	563
Wood Deck	1995	224	D 100	1,505	Avq.	95%	100%	90%	1,287
1.50 ST GARAGE..	2010	840	C 100	15,288	Avq.	97%	100%	90%	13,346
1,680 SFLA							Outbuilding Total		15,496
Acpt Land		19,600		Accepted Bldg		98,200		Total	117,800

Valuation Report

Account: 1022 Card: 1 of 1

Location: 323 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/18/2016
 Sale Price: 94,110
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12231P142
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Homesite (Fract)	30,000.00	26,665	90%	Corner/Loc	23,998
Total Acres 0.79						23,998

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	943 Sqft	Grade C 100	Base	77,409
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,324
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	82,533
Functional Obsolescence						Value(Rcnld)
None						65,647

Description	Year	Outbuildings/ Additions/ Improvements		RCN	Cond	Percent Good			Value Rcnld
		Units	Grade			Phy	Func	Econ	
1SFr Overhang	1974	34	C 100	1,761	Avq.	82%	100%	100%	1,444
Wood Deck	1974	384	C 100	3,226	Avq.	82%	100%	100%	2,645
Frame Garage	1974	572	C 100	8,008	Avq.	82%	100%	100%	6,567
Frame Shed	1974	228	C 100	1,596	Avq.	82%	100%	100%	1,309
Frame Shed	1974	100	D 100	560	Fair	75%	100%	100%	420
Encl Frame Porch	1974	70	C 100	2,100	Avq.	82%	100%	100%	1,722
Carport/Canopy	1974	190	C 100	1,197	Avq.	82%	97%	100%	953
977 SFLA						Outbuilding Total			15,060

Acpt Land 24,000 **Accepted Bldg** 80,700 **Total** 104,700

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1543P821

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 3.10						Land Total 37,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,263 Sqft	Grade C 100	Base	97,121
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	100,061
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	97% 100%	79,589
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	1973	194	C 100	2,856	Avq.	2,272
Open Frame Porch	1973	210	C 100	3,080	Avq.	2,450
Frame Garage	1989	700	C 100	9,800	Avq.	8,918
1.75 ST GARAGE..	1989	840	C 100	16,464	Avq.	11,986
Frame Shed	1980	240	D 100	1,344	Avq.	1,156
1,263 SFLA						26,782
Outbuilding Total						26,782

Acpt Land 37,200 **Accepted Bldg** 106,400 **Total** 143,600

Oakland
 Name: CENTRAL MAINE POWER COMPANY

Valuation Report

07/15/2016

Page 2200

Map/Lot:

017-012

Account: 3897 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... 99
 Reference 1 B5914P001
 Reference 2
 Tran/Land/Bldg 1 3 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	5,000.00	5,000	50%	Size/Shape	12,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
2.89	Acres-Wasteland	50.00	145	100%		145
Total Acres 4.89					Land Total	14,145

Acpt Land	14,100	Accepted Bldg	0	Total	14,100
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Valuation Report

Account: 2305 Card: 1 of 1

Location: FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 12/08/2006
 Sale Price 49,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9180P221

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.36	Acres-Rear Land 1-10	2,000.00	2,720	100%		2,720
Total Acres 1.36				Land Total		2,720
Acpt Land		2,700	Accepted Bldg	0	Total	2,700

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.47	Acres-Frontage 1	5,000.00	2,350	100%	Excess Frt	2,350
0.85	Acres-Rear Land 1-10	2,000.00	1,700	100%		1,700
Total Acres 2.32					Land Total	28,050

Acpt Land	28,100	Accepted Bldg	0	Total	28,100
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Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016

Page 2203

Account: 4404 Card: 1 of 1

Map/Lot:
 Location:

017-013-02
 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.99	Acres-Rear Land 1-10	2,000.00	1,980	100%		1,980
Total Acres 1.99					Land Total	25,980

Acpt Land	26,000	Accepted Bldg	0	Total	26,000
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Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016

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Account: 4405 Card: 1 of 1

Map/Lot:
 Location:

017-013-03
 HARDWOOD LANE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9180P221
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.87	Acres-Homesite (Fract)	30,000.00	27,982	80%	Vacancy	0	
0.87	Acres-Homesite (Fract)	2,000.00	1,980	20%	Access	4,477	
Total Acres 0.87					Land Total	4,477	
Acpt Land		4,500	Accepted Bldg		0	Total	4,500

Valuation Report

Map/Lot:

017-013-04

Account: 4406 Card: 1 of 1

Location:

HARDWOOD LANE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,980	20%	Access	4,800
0.21	Acres-Rear Land 1-10	2,000.00	420	100%		420
Total Acres 1.21					Land Total	5,220
Acpt Land		5,200	Accepted Bldg		0	Total
						5,200

Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016

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Account: 4407 Card: 1 of 1

Map/Lot:
 Location:

017-013-05
 HARDWOOD LANE

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,980	20%	Access	4,800
0.46	Acres-Frontage 1	5,000.00	2,300	100%		2,300
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.89					Land Total	7,960

Acpt Land 8,000 **Accepted Bldg** 0 **Total** 8,000

Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016
 Page 2207
 017-013-06
 RAVINE DRIVE

Account: 4408 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%		0
1.00	Acres-Homesite (Fract)	2,000.00	1,980	20%		4,800
0.59	Acres-Frontage 1	5,000.00	2,950	100%		2,950
Total Acres 1.59					Land Total	7,750
Acpt Land		7,800	Accepted Bldg		0	Total
						7,800

Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016
 Page 2208
 017-013-07
 RAVINE DRIVE

Account: 4409 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.76	Acres-Homesite (Fract)	30,000.00	26,153	80%	Vacancy	0	
0.76	Acres-Homesite (Fract)	2,000.00	1,980	20%	Access	4,185	
Total Acres 0.76					Land Total	4,185	
Acpt Land		4,200	Accepted Bldg		0	Total	4,200

Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016
 Page 2209
 017-013-08
 RAVINE DRIVE

Account: 4410 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,980	20%	Access	4,800
0.66	Acres-Frontage 1	5,000.00	3,300	100%		3,300
Total Acres 1.66					Land Total	8,100
Acpt Land		8,100	Accepted Bldg		0	Total
						8,100

Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016

Page 2210

Map/Lot:

017-013-09

Account: 4411 Card: 1 of 1

Location:

RAVINE DRIVE

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,980	20%	Access	4,800
0.73	Acres-Frontage 1	5,000.00	3,650	100%		3,650
Total Acres 1.73					Land Total	8,450

Acpt Land	8,500	Accepted Bldg	0	Total	8,500
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Oakland
 Name: BELGRADE LAKES REALTY GROUP S CORP.

Valuation Report

07/15/2016

Page 2211

Map/Lot:

017-013-10

Account: 4412 Card: 1 of 1

Location:

RAVINE DRIVE

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B9180P221

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,980	20%	Access	4,800
1.57	Acres-Rear Land 1-10	2,000.00	3,140	100%		3,140
Total Acres 2.57					Land Total	7,940
Acpt Land		7,900	Accepted Bldg		0	Total
						7,900

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4244P202 B6291P207 JT

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
67.78	REAR2-Rear 21+	500.00	33,890	100%		33,890	
Total Acres 88.78						Land Total	89,890

Dwelling Description

Replacement Cost New

Conventional	One Story	1,792 Sqft	Grade B 100	Base	166,025
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	GOOD	Average	Typical	166,025
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	97%	40%	100%	64,418	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	144	C 100	1,008	Avq.	97%	100%	100%	978
AV POLE SHED....	2004	1120	C 100	6,272	Avq.	97%	100%	100%	6,084
Open Frame Porch	2010	1200	B 100	21,683	Avq.	97%	75%	100%	15,775
1.50 ST GARAGE..	2010	960	B 100	22,364	Avq.	97%	100%	100%	21,693
Frame Shed	2012	644	C 100	4,508	Avq.	97%	75%	100%	3,280
1 ST BARN.....	2013	1200	C 100	20,160	Avq.	97%	100%	100%	19,555
1,792 SFLA									
Outbuilding Total									67,365

Acpt Land	89,900	Accepted Bldg	131,800	Total	221,700
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4149P121
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.78	Acres-Rear Land 1-10	2,000.00	3,560	100%		3,560
Total Acres 2.78			Land Total			33,560

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,438 Sqft	Grade B 110	Base	227,886
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,978
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1992	0	GOOD	GOOD	Average	Typical	241,412				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)					
None	None	93%	90%	100%	202,062					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
1 Story/BASEMENT	1992	24	B 110	2,082	Avq.	93%	90%	100%	1,742	
Open Frame Porch	1992	48	B 110	1,142	Avq.	93%	100%	100%	1,062	
1S AD/GAR.....	1992	754	B 110	78,772	Avq.	93%	90%	100%	65,932	
Swimming Pool	2002	512	C 100	7,000	Avq.	97%	100%	100%	6,790	
Patio	2003	576	C 100	1,613	Avq.	97%	100%	100%	1,565	
3,654 SFLA									Outbuilding Total	77,091
Acpt Land		33,600		Accepted Bldg		279,200		Total	312,800	

Valuation Report

Account: 2053 Card: 1 of 1

Location: 394 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/2000
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B6344P200
 Reference 2
 Tran/Land/Bldg 1 2 60
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00			Land Total			48,426

Dwelling Description

Replacement Cost New

Conventional Exterior	Two Story ALUM/VINYL	1,008 Sqft Masonry Trim	Grade C 100 None	Base Trim	122,119 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	4358 Sqft, Grade C	Basement Gar	None	Fin Bsmt	61,012
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,967
Rooms	0	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	8		
Baths	1	Half Baths	2	Plumbing	10,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	198,178
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Overbuilt		None		89%	59% 100%	104,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	528	C 100	32,525	Avq.	89%	59%	100%	17,079
1 Story/BASEMENT	1985	913	C 100	56,241	Avq.	89%	59%	100%	29,532
1SFr Overhang	1985	72	C 100	3,730	Avq.	89%	59%	100%	1,959
1 Story/BASEMENT	1985	662	C 100	40,779	Avq.	89%	59%	100%	21,413
2 Story/BASEMENT	1985	1247	C 100	109,113	Avq.	89%	59%	100%	57,295
Open Frame Porch	1985	144	C 100	2,156	Avq.	89%	70%	100%	1,343
Open Frame Porch	1985	16	C 100	364	Avq.	89%	70%	100%	227
Wood Deck	1985	278	C 100	2,335	Avq.	89%	70%	100%	1,455
Jacuzzi #	1985	1	C 100	3,500	Avq.	89%	100%	100%	3,115
ONE STORY FRAME	2012	900	B 100	59,674	Avq.	97%	85%	100%	49,201
7,585 SFLA									
Outbuilding Total									182,619

Acpt Land 48,400 **Accepted Bldg** 286,700 **Total** 335,100

Oakland
 Name: SIMPSON, KEVIN A.

Valuation Report

07/15/2016

Page 2215

Map/Lot: 017-014-3

Account: 2246 Card: 1 of 1

Location: 396 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/01/1998
 Sale Price 24,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5805P237

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		0	
1.00	Acres-Homesite (Fract)	2,000.00	6,000	90%	Access	27,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
1.80	Acres-Rear Land 11-20	600.00	1,080	100%		1,080	
Total Acres 12.80						Land Total	48,080

Dwelling Description

Replacement Cost New

Ranch	One Story	1,430 Sqft	Grade C 100	Base	107,408
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,524
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	113,452
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)
None		Location		96%	100% 90%	98,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1997	96	C 100	672	Avq.	96%	100%	90%	581
Wood Deck	1998	256	D 100	1,721	Avq.	96%	100%	90%	1,487
Encl Frame Porch	2003	64	C 100	1,932	Avq.	96%	75%	90%	1,252
1.75 ST GARAGE..	2003	832	B 100	20,873	Avq.	97%	100%	90%	18,222
1,430 SFLA									21,542
Outbuilding Total									21,542

Acpt Land 48,100 **Accepted Bldg** 119,600 **Total** 167,700

Oakland
 Name: QUINN, ROBERT

Valuation Report

07/15/2016

Page 2216

Map/Lot: 017-015

Account: 247 Card: 1 of 1

Location: 384 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2673P245
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.58	Acres-Rear Land 1-10	2,000.00	3,160	100%		3,160
Total Acres 2.58			Land Total			33,160

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 105	Base	90,948
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,980
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	GOOD	TYPICAL	Average	Typical	96,574
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	77,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1969	456	C 105	24,802	Avq.	80%	100%	100%	19,842
1 Story/BASEMENT	1969	77	C 105	4,980	Avq.	80%	100%	100%	3,984
1.50 ST GARAGE..	1969	1176	C 105	22,473	Avq.	80%	100%	100%	17,978
Frame Shed	1969	224	C 100	1,568	Avq.	70%	100%	100%	1,098
1,685 SFLA									42,902
Outbuilding Total									

Acpt Land 33,200 **Accepted Bldg** 120,200 **Total** 153,400

Oakland
 Name: MCAVOY, PETER J.

Valuation Report

07/15/2016

Page 2217

Map/Lot:

017-016

Account: 326 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/2000
 Sale Price 65,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6245P306

Reference 2 B12087P17

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
17.50	REAR2-Rear 21+	500.00	8,750	100%		8,750
Total Acres 40.50					Land Total	66,850

Acpt Land 66,900 **Accepted Bldg** 0 **Total** 66,900

Valuation Report

Account: 927 Card: 1 of 1

Map/Lot: 017-017
 Location: 316 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/29/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3910P152

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.10	Acres-Frontage 1	5,000.00	15,500	73%		11,315
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
6.93	REAR2-Rear 21+	500.00	3,465	100%		3,465
Total Acres 31.03					Land Total	70,780

Acpt Land 70,800 **Accepted Bldg** 0 **Total** 70,800

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B9952P156 JT
 Reference 2 B10595P299 LE
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.63	Acres-Wasteland	50.00	32	100%		32
1.95	Acres-Frontage 1	5,000.00	9,750	81%	Excess Frt	0
1.95	Acres-Frontage 1	600.00	6,000	80%	Topography	6,318
5.39	Acres-Rear Land 1-10	2,000.00	10,780	100%		10,780
Total Acres 8.97			Land Total			47,130

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 90	Base	91,899
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,980
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1993	0	TYPICAL	TYPICAL	Average	Typical		84,446
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	100%	100%	79,379

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2006	140	C 100	4,060	Avq.	97%	100%	100%	3,938
1.75 ST GARAGE..	1993	672	C 100	13,171	Avq.	94%	100%	100%	12,381
Frame Shed	1998	280	C 100	1,960	Avq.	96%	100%	100%	1,882
Wood Deck	2008	40	B 100	430	Avq.	97%	100%	100%	417
Frame Shed	2009	260	A 100	2,912	Avq.	97%	100%	100%	2,825
1,344 SFLA									
Outbuilding Total									21,443

Acpt Land	47,100	Accepted Bldg	100,800	Total	147,900
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B11987P71
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	30,000.00	16,703	100%		16,703
Total Acres 0.31			Land Total			16,703

Dwelling Description				Replacement Cost New		
Ranch	One Story	968 Sqft	Grade C 90	Base		71,054
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement		-1,220
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,147
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical				71,981
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		74%	100%	100%		53,266	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1970	528	C 100	7,392	Avg.	80%	100%	100%	5,914
Open Frame Porch	1960	12	C 90	277	Avg.	74%	100%	100%	205
968 SFLA	Outbuilding Total								6,119
Acpt Land		16,700		Accepted Bldg		59,400		Total	
								76,100	

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/20/2015
 Sale Price 24,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 B12144P88

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	30,000.00	24,372 80%	Size/Shape	19,498
Total Acres 0.66				Land Total	19,498

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,128 Sqft	Grade C 100	Base	124,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,738
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,864
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1950	TYPICAL	TYPICAL	Average	Typical	126,133
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		Encroachment		65%	95%	95%
						73,993

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1934	25	C 100	490	Avq.	65%	100%	95%	303
Open Frame Porch	1934	182	C 100	2,688	Avq.	65%	100%	95%	1,660
Encl Frame Porch	1934	144	C 100	4,172	Avq.	65%	100%	95%	2,576
1.75 ST BARN....	1934	1230	C 100	25,830	Avq.	45%	50%	95%	5,521
Wood Deck	1999	252	C 100	2,117	Avq.	97%	100%	95%	1,950
1,974 SFLA									
Outbuilding Total									12,010

Acpt Land

19,500

Accepted Bldg

86,000 **Total**

105,500

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 11/01/2000
Sale Price 70,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6349P094
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	95%	Corner/Loc	28,500
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	29,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	900 Sqft	Grade C 100	Base	104,664
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,881
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	104,765			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		Location		65%	100% 95%	64,692			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1920	35	C 100	630	Avq.	65%	100%	95%	389
Open Frame Porch	1920	145	C 100	2,170	Avq.	65%	100%	95%	1,340
1.25 ST SHED....	1920	850	C 100	6,843	Avq.	65%	100%	95%	4,226
Frame Shed	1920	171	C 100	1,197	Avq.	65%	100%	95%	739
Wood Deck	1980	176	C 100	1,478	Avq.	86%	100%	95%	1,207
1.75 ST BARN....	1920	1023	C 100	21,483	Avq.	45%	50%	95%	4,592
1,575 SFLA									
Outbuilding Total									12,493
Accpt Land		29,700		Accepted Bldg		77,200		Total	106,900

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 05/16/2012
 Sale Price 114,200
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Reference 1 B11042P002
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.32	Acres-Rear Land 1-10	2,000.00	640	100%		640
Total Acres 1.32			Land Total			30,640

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	806 Sqft	Grade C 100	Base	96,557
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,385
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	2007	TYPICAL	TYPICAL	Average	Typical	97,092			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
Incomplete	None	83%	72%	100%	58,022				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2007	120	C 100	1,820	Avq.	97%	70%	100%	1,236
Frame Shed	1990	144	D 100	806	Avq.	92%	100%	100%	742
1 Story/BASEMENT	2007	576	C 100	35,482	Avq.	97%	74%	100%	25,469
Wood Deck	2007	286	B 100	3,074	Avq.	97%	40%	100%	1,193
Frame Garage	1975								200
1,986 SFLA				----- S O U N D V A L U E -----					200
						Outbuilding Total			28,840

Acpt Land 30,600 **Accepted Bldg** 86,900 **Total** 117,500

Oakland
 Name: SEAVEY, TIMOTHY C.

Valuation Report

07/15/2016

Page 2224

Map/Lot: 017-021-1

Account: 3078 Card: 1 of 1

Location: 244 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 05/07/2007
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B9345P123

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	640	50%	Restrictio	12,000
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 1.18					Land Total	12,360

Acpt Land 12,400 **Accepted Bldg** 0 **Total** 12,400

Oakland
 Name: MCAVOY, PETER J.

Valuation Report

07/15/2016

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Map/Lot:

017-022

Account: 329 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B120187P17
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	07/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
22.00	REAR2-Rear 21+	500.00	11,000	100%		11,000
Total Acres 42.00					Land Total	37,000

Acpt Land 37,000 **Accepted Bldg** 0 **Total** 37,000

Oakland
 Name: TAYLOR, MICHAEL

Valuation Report

07/15/2016

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Map/Lot: 017-023

Account: 1470 Card: 1 of 1

Location: 363 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/2001
 Sale Price 67,100
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6568P074

Reference 2

Tran/Land/Bldg 4 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.75	Acres-Rear Land 1-10	2,000.00	5,500	100%		5,500
Total Acres 3.75			Land Total			35,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1976	546	C 100	7,644	Avg.	84%	100%	100%	6,421
Frame Shed	1970	144	D 100	806	Fair	71%	100%	100%	572
Wood Deck	1997	256	C 100	2,150	Avg.	96%	100%	100%	2,064
						Outbuilding Total			9,057

Acpt Land 35,500 **Accepted Bldg** 9,100 **Total** 44,600

Oakland
 Name: ROSSIGNOL, E & M, LLC

Valuation Report

07/15/2016
 Page 2227
 017-023-1
 OAK STREET

Account: 2250 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Below StreetRolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5318P165
 Reference 2 B10642P230
 Tran/Land/Bldg 4 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
46.12	REAR2-Rear 21+	500.00	23,060	100%		23,060	
5.00	Acres-Wasteland	50.00	250	100%		250	
Total Acres 72.12					Land Total	73,310	
Acpt Land		73,300	Accepted Bldg		0	Total	73,300

Oakland
 Name: GRACE BIBLE CHURCH OF OAKLAND

Valuation Report

07/15/2016

Page 2228

Map/Lot: 017-023-1-1

Account: 3457 Card: 1 of 1

Location: 333 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1994
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4706P060

Reference 2

Tran/Land/Bldg 1 4 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 52 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
0.56	Acres-Rear Land 1-10	1,000.00	560	100%		560
0.00	Sites-Mobile Home Site	600.00	6,000	100%		0
Total Acres 1.56					Land Total	42,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CHURCH AV.....	1994	3000	D 100	168,000	Avg.	94%	100%	100%	157,920
CHURCH AV.....	2006	1120	C 100	78,400	Avg.	97%	100%	100%	76,048
Outbuilding Total									233,968

Acpt Land 43,000 **Accepted Bldg** 234,000 **Total** 277,000

Oakland
 Name: NILES, DONALD

Valuation Report

07/15/2016

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Map/Lot:

017-023-1-1-1

Account: 3422 Card: 1 of 1

Location:

335 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69			Land Total			24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,836 Sqft	Grade D 100	Base	105,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	GOOD	GOOD	Average	Typical	94,880			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		96%	99%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1997	180	C 100	1,512	Ava.	96%	100%	100%	1,452
Wood Deck	2004	144	B 100	1,548	Ava.	97%	100%	100%	1,502
Frame Shed	2007	96	B 100	860	Ava.	97%	100%	100%	834
1,836 SFLA							Outbuilding Total		3,788
Acpt Land		24,900		Accepted Bldg		94,000		Total	118,900

Oakland
 Name: FABAS, RICHARD C.

Valuation Report

07/15/2016

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Map/Lot: 017-024

Account: 1199 Card: 1 of 1

Location: 345 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/11/2003
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7626P116

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1985	14X55	D 100	15,565	Good	65%	100%	100%	10,117
ONE STORY FRAME	1985	228	D 100	9,449	Ava.	89%	100%	100%	8,410
Open Frame Porch	1985	32	D 100	470	Ava.	89%	100%	100%	418
Encl Frame Porch	1985	64	D 100	1,546	Ava.	89%	100%	100%	1,376
Frame Shed	1970	130	D 100	728	Ava.	77%	100%	100%	561
Frame Shed	1970	216	D 100	1,210	Ava.	77%	100%	100%	932
Frame Shed	1970			----- S O U N D V A L U E -----					200
MH GABLE ROOF...	1985	770	D 100	3,450	Ava.	89%	100%	100%	3,070
MH SLAB.....	1985	770	C 100	2,695	Ava.	89%	100%	100%	2,399
998 SFLA				Outbuilding Total					27,483

Acpt Land 30,600 **Accepted Bldg** 27,500 **Total** 58,100

Oakland
 Name: O'ROURKE, GEORGE

Valuation Report

07/15/2016

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Map/Lot:

017-025

Account: 2406 Card: 1 of 1

Location:

349 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1993
 Sale Price 38,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4453P103
 Reference 2 583-6637
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40						32,800
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1970	576	C 100	8,064	Avq.	80%	100%	100%	6,451
Frame Shed	1970			----- S O U N D V A L U E -----					300
Frame Garage	1999	294	C 100	4,116	Avq.	97%	100%	100%	3,993
14 Mobile Home.	1995	14X54	C 100	20,500	Avq.	55%	100%	100%	11,275
Wood Deck	1990	240	D 100	1,613	Avq.	92%	100%	100%	1,484
756 SFLA									Outbuilding Total
Acpt Land		32,800	Accepted Bldg		23,500	Total		56,300	

Oakland
 Name: CAYER, STEVEN A.

Valuation Report

07/15/2016

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Map/Lot: 017-026

Account: 2571 Card: 1 of 1

Location: 367 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3191P329
 Reference 2
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	30,000.00	15,875 90%	Topoogrphv	14,287
Total Acres 0.28				Land Total	14,287

Dwelling Description

Replacement Cost New

Cape Cod	One Story	944 Sqft	Grade D 100	Base	61,976
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,101
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1961	0	TYPICAL	TYPICAL	Average	Typical	50,875			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	Encroachment	75%	100%	95%	36,248				
Outbuildings/Additions/Improvements						Value Rcnd			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1 ST BARN.....	1970			---	S O U N D	V A L U E	---		600
Frame Shed	2015	300	A 100	3,360	Avq.	97%	100%	95%	3,096
Wood Deck	1970	60	D 100	403	Avq.	80%	100%	95%	306
944 SFLA									
Outbuilding Total									4,002
Acpt Land		14,300	Accepted Bldg		40,300	Total			54,600

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5132P251
 Reference 2
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	30,000.00	14,388	100%	14,387
Total Acres 0.23				Land Total	14,387

Dwelling Description

Replacement Cost New

Other	One Story	768 Sqft	Grade D 105	Base	55,968
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-903
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1956	0	TYPICAL	TYPICAL	Average	Typical	55,065			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Encroachment		72%	90%	95%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1980	48	D 100	650	Avq.	86%	100%	95%	531
ONE STORY FRAME	2004	140	D 100	5,802	Avq.	97%	100%	95%	5,347
908 SFLA						Outbuilding Total			5,878

Acpt Land 14,400 **Accepted Bldg** 39,800 **Total** 54,200

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/06/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8160P133
 Reference 2
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	30,000.00	18,974	100%		18,974
Total Acres 0.40				Land Total		18,974

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	464 Sqft	Grade D 105	Base	56,333
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,681
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	TYPICAL	TYPICAL	Average	Typical	58,014			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Encroachment		66%	97%	95%			
Value(Rcnld)						35,284			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1945	290	D 105	12,618	Avq.	66%	100%	95%	7,912
Encl Frame Porch	1945	72	D 105	1,812	Avq.	66%	100%	95%	1,136
Wood Deck	1968	192	D 100	1,291	Avq.	79%	100%	95%	969
Frame Garage	1968	432	D 100	4,838	Fair	70%	100%	95%	3,218
Frame Shed	1968	84	D 100	470	Fair	70%	100%	95%	313
Frame Shed	1968	80	C 100	560	Fair	70%	100%	95%	372
1,102 SFLA						Outbuilding Total		13,920	
Acpt Land		19,000		Accepted Bldg		49,200		Total	
								68,200	

Oakland
 Name: KOT, BARRY E.

Valuation Report

07/15/2016

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Map/Lot: 017-029

Account: 1116 Card: 1 of 1

Location: 389 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/19/2009
 Sale Price 162,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10157P165
 Reference 2
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.41	Acres-Rear Land 1-10	2,000.00	2,820	100%		2,820
Total Acres 2.41			Land Total			32,820

Dwelling Description

Replacement Cost New

Ranch	One Story	2,004 Sqft	Grade C 100	Base	142,766
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,938
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1970	0	TYPICAL	TYPICAL	Average	Typical	151,204				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
Overbuilt		Encroachment		80%	88% 90%	95,803				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1970	434	C 100	12,292	Avq.	80%	90%	90%	7,966	
1.50 ST BARN....	1970	768	D 100	12,043	Avq.	50%	70%	90%	3,794	
Frame Shed	1970			----- S O U N D V A L U E -----					300	
2,004 SFLA									Outbuilding Total	12,060

Acpt Land 32,800 **Accepted Bldg** 107,900 **Total** 140,700

Oakland
 Name: DOYON, ARMAND

Valuation Report

07/15/2016

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Map/Lot: 017-030

Account: 2824 Card: 1 of 1

Location: 399 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3023P115
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 1.12			Land Total			30,240

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	83,897
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	70,473	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2005	90	C 100	1,400	Avq.	97%	100%	100%	1,358
Wood Deck	2005	117	B 100	1,259	Avq.	97%	100%	100%	1,221
Frame Shed	1976	120	D 100	672	Avq.	60%	100%	100%	403
Wood Deck	2005	527	B 100	5,666	Avq.	97%	100%	100%	5,496
Frame Garaqe	2015	598	B 100	10,716	Avq.	97%	100%	100%	10,395
1,008 SFLA Outbuilding Total									18,873

Acpt Land 30,200 **Accepted Bldg** 89,300 **Total** 119,500

Oakland
 Name: BRICKETT, RAYMOND

Valuation Report

07/15/2016

Page 2237

Map/Lot:

017-031

Account: 2529 Card: 1 of 3

Location:

403 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B4487P343
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.03	Acres-Rear Land 1-10	2,000.00	4,060	90%	Topoqraphv	3,654
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 3.03					Land Total	40,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	0			----	SOUND	VALUE	----	200
Frame Shed	0			----	SOUND	VALUE	----	200
Outbuilding Total								400

Acpt Land 40,700 **Accepted Bldg** 400 **Total** 41,100

Oakland
 Name: BRICKETT, RAYMOND

Valuation Report

07/15/2016

Page 2238

Map/Lot:

017-031

Account: 2529 Card: 2 of 3

Location:

403 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4487P343

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1968	12X51	D 100	12.647	Ava.	55%	100%	100%	6,956
MH GABLE ROOF...	1968	612	D 100	2.741	Ava.	79%	100%	100%	2,165
Wood Deck	2000	80	D 100	538	Ava.	97%	100%	100%	522
612 SFLA									
						Outbuilding Total			9,643
Acpt Land			0	Accepted Bldg		9,600	Total		9,600

Oakland
Name: BRICKETT, RAYMOND

Valuation Report

07/15/2016

Page 2239

Map/Lot:

017-031

Account: 2529 Card: 3 of 3

Location:

407 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B4487P343

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
12 Mobile Home.	1970	12X55	D 100	13,395	Ava.	55%	100%	100%	7,367	
1,272 SFLA									7,367	
Accepted Land						0	Accepted Bldg		7,400	Total
						7,400			7,400	

Oakland
Name: BRICKETT, RAYMOND

Valuation Report

07/15/2016

Page 2240

Map/Lot:

017-031

Account: 2529

Location:

407 OAK STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	40,700	400	41,100	40,700	400	41,100
2	0	9,600	9,600	0	9,600	9,600
3	0	7,400	7,400	0	7,400	7,400
TOTAL	40,700	17,400	58,100	40,700	17,400	58,100

Oakland
 Name: BRICKETT, RAYMOND

Valuation Report

07/15/2016

Page 2241

Map/Lot: 017-032

Account: 2403 Card: 1 of 1

Location: 379 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2932P335

Reference 2

Tran/Land/Bldg 4 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
6.96	REAR2-Rear 21+	500.00	3,480	100%		3,480
Total Acres 27.96						56,480
						Land Total

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 90	Base	67,080
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,536
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Poor	Typical	62,544
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	70%	70%	100%	30,647	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
1SFr Overhanq	1980	35	C 90	1,632	Poor	70%	70%	100%		799
995 SFLA										799
Outbuilding Total										799

Acpt Land 56,500 **Accepted Bldg** 31,400 **Total** 87,900

Oakland
 Name: MAHEU, PETER R.

Valuation Report

07/15/2016

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Map/Lot: 017-033

Account: 1175 Card: 1 of 1

Location: 429 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1997
 Sale Price 8,800
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5482P141

Reference 2

Tran/Land/Bldg 4 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 11-20	600.00	1,200	100%		1,200
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 13.00						51,200

Dwelling Description

Replacement Cost New

Conventional	One Story	1,120 Sqft	Grade C 110	Base	97,143
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,540
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,036
Rooms	3	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	102,643
Functional Obsolescence						Value(Rcnld)
None						99,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good			Value Rcnld		
				RCN	Cond	Phy		Func	Econ
8 Mobile Home..	1980	8X20	C 100	4,470	Avq.	55%	50%	100%	1,229
Wood Deck	2003	180	C 100	1,512	Avq.	97%	100%	100%	1,467
Frame Shed	1980								500
----- S O U N D V A L U E -----									
1,280 SFLA									3,196

Acpt Land 51,200 **Accepted Bldg** 102,800 **Total** 154,000

Oakland
 Name: VIOLETTE, LUCIEN

Valuation Report

07/15/2016

Page 2243

Map/Lot: 017-034

Account: 746 Card: 1 of 1

Location: 415 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2027P159

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	456 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,384
Heating	100% Electric	Cooling	0% None	Heat	-2,554
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	79,329
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	66,636	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1985	31	C 100	1,606	Avq.	84%	100%	100%	1,349
Wood Deck	1985	352	C 100	2,957	Avq.	84%	100%	100%	2,484
Frame Shed	1985			----- S O U N D V A L U E -----					300
Frame Garage	1999	768	C 100	10,752	Avq.	97%	100%	100%	10,429
943 SFLA									14,562

Acpt Land 30,100 **Accepted Bldg** 81,200 **Total** 111,300

Oakland
 Name: PHINNEY, MEGAN J.

Valuation Report

07/15/2016

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Map/Lot: 017-035

Account: 2847 Card: 1 of 1

Location: 421 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/10/2015
 Sale Price 131,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12007P29
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	456 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,384
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Above Average	Typical	84,130			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	72,352				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	32	C 100	1,658	Avq+	86%	100%	100%	1,426
Frame Garage	1999	480	C 100	6,720	Avq.	97%	100%	100%	6,518
944 SFLA						Outbuilding Total			7,944

Acpt Land 30,100 **Accepted Bldg** 80,300 **Total** 110,400

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2679P6
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,040 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	125,076 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,125
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	135,661
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	88%	97%	100%	115,800	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Swimming Pool	1980	512	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	1975	80	C 100	560	Avq.	83%	100%	100%	465
Wood Deck	1975	470	C 100	3,948	Good	88%	100%	100%	3,474
Frame Shed	2009	168	B 100	1,505	Avq.	97%	100%	100%	1,460
2,080 SFLA									12,329

Acpt Land	30,100	Accepted Bldg	128,100	Total	158,200
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Oakland
 Name: PURNELL, KEVIN A.

Valuation Report

07/15/2016
 Page 2246
 017-037
 OAK STREET

Account: 2964 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	12/15/2004
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B8243P312
 Reference 2 B10489P123
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	60	90%	Access	21,600
5.41	Acres-Rear Land 1-10	2,000.00	10,820	100%		10,820
Total Acres 6.41					Land Total	32,420
Acpt Land		32,400	Accepted Bldg		0	Total
						32,400

Oakland
 Name: PURNELL, KEVIN A.

Valuation Report

07/15/2016

Page 2247

Map/Lot: 017-038

Account: 1048 Card: 1 of 1

Location: 433 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/16/2003
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7772P063

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.44	Acres-Rear Land 1-10	2,000.00	4,880	100%		4,880
Total Acres 3.44			Land Total			34,880

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,022 Sqft	Grade A 100	Base	197,460
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	971 Sqft, Grade A	Basement Gar	None	Fin Bsmt	21,750
Heating	100% Hot Water BB	Cooling	100% None	Heat	8,058
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	4	Half Baths	0	Plumbing	14,784
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,289
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	244,341
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	92%	100%	218,050	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2004	884	A 100	104,948	Avq.	97%	92%	100%	93,656
Open Frame Porch	2004	264	A 100	6,138	Avq.	97%	100%	100%	5,954
Open Frame Porch	2004	392	A 100	9,005	Avq.	97%	100%	100%	8,735
Frame Garage	2004	480	B 100	8,602	Avq.	97%	100%	100%	8,344
Jacuzzi #	2004	1	B 100	4,480	Avq.	97%	100%	100%	4,346
Swimming Pool	2004	512	B 100	8,960	Avq.	97%	100%	100%	8,691
Patio	2004	640	C 100	1,792	Avq.	97%	100%	100%	1,738
Frame Garage	2006			----- S O U N D V A L U E -----					4,000
Wood Deck	2007	168	A 100	2,258	Avq.	97%	100%	100%	2,190
2S Frame Shed	2008	192	B 100	2,580	Avq.	97%	100%	100%	2,503
2,928 SFLA									
Outbuilding Total									140,157

Acpt Land 34,900 **Accepted Bldg** 358,200 **Total** 393,100

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5990P138
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920 100%		24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,008 Sqft	Grade C 105	Base	85,483
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	446 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,556
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,608
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,528
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	TYPICAL	TYPICAL	Good	Typical	98,175	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	91,303

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1997	480	C 105	31,046	Avq.	96%	100%	100%	29,804
Wood Deck	1987	140	C 105	1,235	Good	93%	100%	100%	1,149
1.50 ST SHED....	1987	512	D 100	3,727	Avq.	80%	100%	100%	2,982
Jacuzzi #	1990	1	C 100	3,500	Avq.	92%	100%	100%	3,220
Wood Deck	1999	228	C 100	1,915	Avq.	97%	100%	100%	1,858
Swimming Pool	1999	720	C 100	7,000	Avq.	97%	100%	100%	6,790
Patio	1999	660	C 100	1,848	Avq.	97%	100%	100%	1,793
Encl Frame Porch	2003	120	C 110	3,850	Avq.	97%	100%	100%	3,734
Frame Shed	2001	128	C 100	896	Avq.	97%	100%	100%	869
1.50 ST GARAGE..	2003	832	C 110	16,657	Avq.	97%	100%	100%	16,157
1,488 SFLA									
Outbuilding Total									68,356

Acpt Land	24,900	Accepted Bldg	159,700	Total	184,600
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Oakland
 Name: PARSONS, ADDIE JANE

Valuation Report

07/15/2016

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Map/Lot: 017-040

Account: 1768 Card: 1 of 1

Location: 449 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2689P27
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade C 100	Base		81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,484
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	83,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Value(Rcnld)						70,473			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2005	488	B 100	5,247	Avg.	97%	100%	100%	5,090
Frame Shed	2005								300
----- S O U N D V A L U E -----									300
Outbuilding Total									5,390

Acpt Land 24,900 **Accepted Bldg** 75,900 **Total** 100,800

Oakland
 Name: WILLEY, DENISE S.

Valuation Report

07/15/2016

Page 2250

Map/Lot: 017-041

Account: 178 Card: 1 of 1

Location: 455 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4861P156
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920 100%		24,920
Total Acres 0.69			Land Total		24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	67,890				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2002	176	C 100	1,478	Avq.	97%	100%	100%	1,434
Wood Deck	2002	160	C 100	1,344	Avq.	97%	100%	100%	1,304
Frame Garage	2003	672	C 100	9,408	Avq.	97%	100%	100%	9,126
960 SFLA									
Outbuilding Total									11,864

Acpt Land	24,900	Accepted Bldg	79,800	Total	104,700
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Oakland
 Name: DAIL, PHILIP E.

Valuation Report

07/15/2016

Page 2251

Map/Lot:

017-042

Account: 2439 Card: 1 of 1

Location:

457 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/24/2005
 Sale Price 13,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 B8422P186

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000
7.54	Acres-Rear Land 1-10	2,000.00	15,080	100%		15,080
Total Acres 8.54					Land Total	42,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1992	14X76	B 100	30,580	Avq.	55%	100%	100%	16,819
Frame Shed	1980	384	D 100	2,150	Avq.	70%	80%	100%	1,204
1,064 SFLA									18,023
Outbuilding Total									18,023

Acpt Land	42,100	Accepted Bldg	18,000	Total	60,100
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Oakland
 Name: RING, ANITA

Valuation Report

07/15/2016

Page 2252

Map/Lot:

017-043

Account: 1886 Card: 1 of 1

Location:

469 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	11/02/2004
Sale Price	7,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B8186P196

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	15,080	90%	Access	21,600
0.51	Acres-Rear Land 1-10	2,000.00	1,020	100%		1,020
Total Acres 1.51					Land Total	22,620

Acpt Land	22,600	Accepted Bldg	0	Total	22,600
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Oakland
 Name: BROWN, JEFFERY

Valuation Report

07/15/2016

Page 2253

Map/Lot: 017-043-1

Account: 4101 Card: 1 of 1

Location: 467 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/26/2008
 Sale Price 100,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9874P133

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.84	Acres-Rear Land 1-10	2,000.00	1,680	100%		1,680
Total Acres 1.84			Land Total			31,680

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade D 100	Base	87,208
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	80,018
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						Value(Rcld)
						77,617

Acpt Land 31,700 **Accepted Bldg** 77,600 **Total** 109,300

Oakland
 Name: TUTTLE, LENORA B.

Valuation Report

07/15/2016

Page 2254

Map/Lot:

017-044

Account: 699 Card: 1 of 1

Location:

471 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1502P75

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.35	Acres-Rear Land 1-10	2,000.00	4,700	100%		4,700
Total Acres 3.35			Land Total			34,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1969	12X56	C 100	18,092	Good	65%	100%	100%	11,760
MH BASEMENT.....	1969	368	C 100	3,606	Avg.	80%	100%	100%	2,885
ONE STORY FRAME	1969	160	C 100	8,288	Good	85%	100%	100%	7,045
1.25 ST GARAGE..	1969	480	D 100	6,182	Avg.	80%	80%	100%	3,957
Frame Shed	1969			---- S O U N D V A L U E ----				200	
Frame Shed	1969			---- S O U N D V A L U E ----				200	
Frame Shed	1969	520	D 100	2,912	Avg.	60%	100%	100%	1,747
832 SFLA				Outbuilding Total				27,794	

Acpt Land	34,700	Accepted Bldg	27,800	Total	62,500
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Oakland
 Name: TIMMINS, ROBERT

Valuation Report

07/15/2016

Page 2255

Map/Lot: 018-001

Account: 518 Card: 1 of 1

Location: 72 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10762P146
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 06/23/2011
 Sale Price 112,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.76	Acres-Rear Land 1-10	2,000.00	1,520	100%		1,520
Total Acres 1.76			Land Total			31,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	540 Sqft	Grade C 100	Base	75,090
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	1990	TYPICAL	TYPICAL	Above Average	Typical	77,190			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	70%	100%	95%	51,331				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1945	112	C 100	5,802	Avq+	70%	100%	95%	3,858
1 Story/BASEMENT	1945	288	C 100	17,741	Avq+	70%	100%	95%	11,798
Wood Deck	1992	50	C 100	420	Avq+	70%	100%	95%	279
1.50 ST GARAGE..	1945	416	D 100	6,056	Avq.	66%	100%	95%	3,797
ONE STORY FRAME	1945	144	C 100	7,459	Avq+	70%	100%	95%	4,960
1,489 SFLA							Outbuilding Total		24,692
Acpt Land		31,500		Accepted Bldg		76,000	Total		107,500

Oakland
 Name: MESSALONSKEE STREAM HYDRO LLC

Valuation Report

07/15/2016

Page 2256

Map/Lot: 018-002

Account: 2581 Card: 1 of 1

Location: 52 RICE RIPS ROAD

Neighborhood 19 RICE RIPS ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7779P220

Reference 2

Tran/Land/Bldg 1 3 42

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
47.88	Acres-Wasteland	50.00	2,394	0%		0	
Total Acres 47.88				Land Total		0	
Land		165,000	Bldg Override	165,000	Total	330,000	

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4244P202 TC B12163P142
 Reference 2 B9861P099 (DOD)
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
5.00	Acres-Frontage 1	5,000.00	25,000	65%	Excess Frt	16,250
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.00	Acres-Rear Land 11-20	600.00	1,200	100%		1,200
Total Acres 18.00			Land Total			67,450

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	95,211
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	308 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,312
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,036
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	105,079
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	95,622

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1989	144	C 100	7,459	Avq.	91%	100%	100%	6,788
Frame Garage	2002	624	C 100	8,736	Avq.	97%	100%	100%	8,474
1,376 SFLA									
Outbuilding Total									15,262

Acpt Land 67,500 **Accepted Bldg** 110,900 **Total** 178,400

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/17/2005
 Sale Price 119,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B8457P276

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920 100%		24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 100	Base	90,283
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,360
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	93,643
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	81,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1994	672	C 100	9,408	Avq.	87%	100%	100%	8,185
Encl Frame Porch	1994	160	C 100	4,620	Avq.	87%	100%	100%	4,019
Wood Deck	1982	48	C 100	403	Avq.	87%	50%	100%	176
Frame Shed	1991	216	C 100	1,512	Avq.	85%	100%	100%	1,285
Frame Shed	1998	96	C 100	672	Avq.	96%	100%	100%	645
1,152 SFLA									
Outbuilding Total									14,310

Acpt Land 24,900 **Accepted Bldg** 95,800 **Total** 120,700

Oakland
 Name: BOLDUC, KEVIN M.

Valuation Report

07/15/2016

Page 2259

Map/Lot: 018-006

Account: 1635 Card: 1 of 1

Location: 421 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/1999
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B5936P325
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	30,000.00	22.650	100%	22,650
Total Acres 0.57				Land Total	22,650

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Garrison	Two Story	1,140 Sqft	Grade C 100	Base	134,316
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,618
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1971	1992	TYPICAL	TYPICAL	Average	Typical	143,294				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		81%	96%	100%	111,425			
Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1971	624	C 100	8,736	Avg.	81%	100%	100%	7,076	
Wood Deck	1971	216	C 100	1,814	Avg.	81%	100%	100%	1,469	
1SFr Overhanq	1971	40	C 100	2,072	Avg.	81%	96%	100%	1,611	
Frame Shed	1971								400	
2,320 SFLA				----- S O U N D V A L U E -----						
				Outbuilding Total						10,556

Acpt Land 22,700 **Accepted Bldg** 122,000 **Total** 144,700

Oakland
 Name: PUGH, DAVID W.

Valuation Report

07/15/2016

Page 2260

Map/Lot: 018-007

Account: 1492 Card: 1 of 1

Location: 429 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/15/2003
 Sale Price: 110,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7574P271
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 66 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775 100%		28,775
Total Acres 0.92				Land Total	28,775

Dwelling Description

Replacement Cost New

Item	Description	Value	Item	Description	Value
Raised Ranch	One Story	816 Sqft	Base		69,586
Exterior	ALUM/VINYL	Masonry Trim	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	9,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,011
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	83,497			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1975	240	C 100	14,784	Avq.	83%	100%	100%	12,271
1SFr Overhang	1975	24	C 100	1,243	Avq.	83%	100%	100%	1,032
Frame Shed	1975	192	C 100	1,344	Avq.	83%	100%	100%	1,116
1,080 SFLA						Outbuilding Total			14,419

Acpt Land 28,800 **Accepted Bldg** 83,700 **Total** 112,500

Oakland
 Name: FENLASON, JOHN D.

Valuation Report

07/15/2016

Page 2261

Map/Lot:

018-008

Account: 2904 Card: 1 of 1

Location:

435 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1463P218
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	30,000.00	25,981 100%		25,981
Total Acres 0.75				Land Total	25,981

Dwelling Description

Replacement Cost New

Ranch	One Story	1,323 Sqft	Grade C 100	Base	100,817
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,260
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	104,077
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	74%	100%	100%	77,017	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	130	C 100	3,780	Avq.	74%	100%	100%	2,797
Wood Deck	1960	216	C 100	1,814	Avq.	74%	100%	100%	1,342
Open Frame Porch	1960	28	C 100	532	Avq.	74%	100%	100%	394
Frame Garage	1960	672	C 100	9,408	Avq.	74%	100%	100%	6,962
Frame Shed	1980	96	C 100	672	Avq.	86%	100%	100%	578
Frame Shed	2011	48	D 100	269	Avq.	97%	100%	100%	261
1,323 SFLA									12,334

Acpt Land	26,000	Accepted Bldg	89,400	Total	115,400
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1448P180

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
4.70	Acres-Rear Land 1-10	2,000.00	9,400	100%		9,400
Total Acres 6.70						Land Total 44,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,128 Sqft	Grade C 100	Base	88,805
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,779
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	91,584
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		68%	100% 100%	62,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	168	C 100	8,702	Avq.	68%	100%	100%	5,917
Frame Garage	1980	1144	C 100	16,016	Avq.	86%	100%	100%	13,774
1.75 ST GARAGE..	1980	720	C 100	14,112	Avq-	84%	70%	100%	8,298
Frame Shed	1950			----- S O U N D V A L U E -----				200	
Frame Garage	2003	384	C 100	5,376	Avq.	97%	100%	100%	5,215
AV POLE SHED....	2006	351	C 100	1,966	Avq.	97%	100%	100%	1,907
Frame Shed	1950			----- S O U N D V A L U E -----				200	
1,296 SFLA				Outbuilding Total				35,511	

Acpt Land	44,400	Accepted Bldg	97,800	Total	142,200
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/15/2014
Sale Price 185,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11669P283 JT
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.16	Acres-Rear Land 1-10	2,000.00	4,320	100%		4,320
Total Acres 3.16			Land Total			34,320

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,092 Sqft	Grade B 100	Base	182,872
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	187,173
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	87%	96%	100%	156,327	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1982	576	B 100	10,322	Avq.	87%	100%	100%	8,980
Encl Frame Porch	1982	160	B 100	5,914	Avq.	87%	100%	100%	5,145
Wood Deck	1982	200	C 100	1,680	Avq.	87%	0%	100%	0
Frame Garage	1982	192	D 100	2,150	Avq.	70%	100%	100%	1,505
2,184 SFLA									15,630
Outbuilding Total									15,630

Acpt Land 34,300 **Accepted Bldg** 172,000 **Total** 206,300

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/11/2003
 Sale Price 159,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7567P225

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.35	Acres-Rear Land 1-10	2,000.00	6,700	100%		6,700
Total Acres 4.35			Land Total			36,700

Dwelling Description

Replacement Cost New

Contemporary Exterior Dwelling Units	Two Story COMPOSITION 1 OTHER Units-0	802 Sqft Masonry Trim Roof Cover	Grade B 105 400Sqft Asphalt Shingles	Base Trim Roof	138,546 2,258 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	561 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	12,437
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,312
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,258
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,645
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	166,456
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	98% 100%	125,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1965	384	B 105	7,225	Avq.	77%	100%	100%	5,563
1 Story/BASEMENT	1965	308	B 105	25,500	Avq.	77%	98%	100%	19,242
Open Frame Porch	1965	192	B 105	3,801	Avq.	77%	100%	100%	2,927
Wood Deck	2011	256	C 100	2,150	Avq.	97%	100%	100%	2,086
ONE STORY FRAME	1965	72	B 105	5,012	Avq.	77%	98%	100%	3,782
Open Frame Porch	1965	120	B 105	2,446	Avq.	77%	100%	100%	1,883
ONE STORY FRAME	1965	24	B 105	1,672	Avq.	77%	98%	100%	1,261
Swimming Pool	1985	512	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	2010	64	C 100	448	Avq.	97%	100%	100%	435
Patio	1965	224	B 105	843	Avq.	77%	100%	100%	649
2,008 SFLA									44,758
Outbuilding Total									44,758

Acpt Land 36,700 **Accepted Bldg** 170,400 **Total** 207,100

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/10/2015
Sale Price 380,425
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12100P60
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	125%	View/Envir	37,500
2.03	Acres-Rear Land 1-10	2,000.00	4,060	100%		4,060
Total Acres 3.03			Land Total			41,560

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	2,136 Sqft	Grade A 90	Base	304,210
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	13,263
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	8,467
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,024
Insulation	Heavy			Insulation	3,768
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	None	GOOD	Average	Typical	332,732
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	81%	100%	261,428	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2007	272	A 90	5,685	Avq.	97%	100%	100%	5,514
3/4S AD/GAR.....	2007	784	A 90	58,085	Avq.	97%	100%	100%	56,342
Frame Shed	2009	144	C 100	1,008	Avq.	97%	100%	100%	978
Wood Deck	2013	312	B 100	3,354	Avq.	97%	100%	100%	3,253
3,738 SFLA									66,087
Outbuilding Total									66,087

Acpt Land 41,600 **Accepted Bldg** 327,500 **Total** 369,100

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	04/01/2000
Sale Price	97,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6192P324
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			32,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	86,617
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,032
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	98,948
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		89%	99% 100%	87,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1985	448	C 100	3,763	Avq.	89%	100%	100%	3,349
Frame Garage	1985	720	C 100	10,080	Avq.	89%	100%	100%	8,971
1 & 1/2 STORY FR	2000	128	C 100	8,620	Avq.	97%	99%	100%	8,277
1 & 3/4 STORY FR	2000	224	C 100	16,244	Avq.	97%	99%	100%	15,599
Wood Deck	2000	64	C 100	538	Avq.	97%	100%	100%	522
Frame Shed	2011	96	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	2010	84	C 100	706	Avq.	97%	100%	100%	685
Carport/Canopy	2011	120	C 100	756	Avq.	97%	100%	100%	733
1,736 SFLA	Outbuilding Total								38,788

Acpt Land	32,600	Accepted Bldg	126,000	Total	158,600
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/28/2006
 Sale Price 190,000
 Sale Type
 Financing
 Verified
 Validity Validity

Reference 1 B8814P020
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.20	Acres-Rear Land 1-10	2,000.00	4,400	100%		4,400
Total Acres 3.20			Land Total			34,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,182 Sqft	Grade C 105	Base	96,738
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1140 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,758
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,058
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	121,405
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	89,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1960	78	C 105	2,440	Avq.	74%	100%	100%	1,806
Open Frame Porch	1960	54	C 105	941	Avq.	74%	100%	100%	696
Wood Deck	1960	256	C 105	2,258	Avq.	74%	100%	100%	1,671
Wood Deck	1960	40	C 105	353	Avq.	74%	100%	100%	261
Frame Shed	1960	260	C 100	1,820	Avq.	65%	100%	100%	1,183
Frame Shed	1960			----- S O U N D V A L U E -----					100
Wood Deck	1960	60	C 100	504	Avq.	74%	100%	100%	373
1,182 SFLA									6,090

Acpt Land	34,400	Accepted Bldg	95,900	Total	130,300
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Oakland
 Name: HART, JAMES R.

Valuation Report

07/15/2016

Page 2268

Map/Lot: 018-015

Account: 1049 Card: 1 of 1

Location: 527 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/23/2013
 Sale Price 157,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11458P222
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.06	Acres-Rear Land 1-10	2,000.00	4,120	100%		4,120
Total Acres 3.06			Land Total			34,120

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 110	Base	104,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	224 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,450
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	5,047
Rooms	4	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	122,007
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		87%	100% 100%	106,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1982	560	C 110	8,624	Avq.	87%	100%	100%	7,503
Encl Frame Porch	1982	210	C 110	6,622	Avq.	87%	100%	100%	5,761
Open Frame Porch	1982	84	C 110	1,448	Avq.	87%	100%	100%	1,260
Wood Deck	1982	110	C 100	924	Avq.	87%	100%	100%	804
1,232 SFLA									15,328
Outbuilding Total									15,328

Acpt Land 34,100 **Accepted Bldg** 121,500 **Total** 155,600

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/19/2015
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11995P284
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.74	Acres-Rear Land 1-10	2,000.00	3,480	100%		3,480
Total Acres 2.74			Land Total			33,480

Dwelling Description

Replacement Cost New

Ranch	One Story	2,373 Sqft	Grade B 100	Base	216,073
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	230,546
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		79%	95% 100%	173,025

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1968	552	B 100	9,892	Avq.	79%	100%	100%	7,815
Open Frame Porch	1968	27	B 100	664	Avq.	79%	100%	100%	525
Patio	1968	640	B 100	2,293	Avq.	79%	100%	100%	1,811
2,373 SFLA									10,151
Outbuilding Total									10,151

Acpt Land 33,500 **Accepted Bldg** 183,200 **Total** 216,700

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/06/2015
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B12064P158
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.92	Acres-Rear Land 1-10	2,000.00	7,840	100%		7,840
Total Acres 4.92			Land Total			37,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,489 Sqft	Grade C 100	Base	122,147
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,817
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Fair	Typical	116,430			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
COND/DES/UTIL...		None		79%	90% 100%	82,782			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	240	C 100	3,360	Fair	79%	90%	100%	2,389
Open Frame Porch	1980	15	C 100	350	Fair	79%	90%	100%	249
Wood Deck	1980	311	C 100	2,612	Fair	79%	90%	100%	1,857
1,489 SFLA									
Outbuilding Total									4,495

Acpt Land 37,800 **Accepted Bldg** 87,300 **Total** 125,100

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1997
 Sale Price 61,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5396P113
 Reference 2
 Tran/Land/Bldg 1 1 13
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
5.14	Acres-Rear Land 1-10	2,000.00	10,280	100%		10,280
Total Acres 6.14			Land Total			40,280

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	991 Sqft	Grade D 100	Base	89,784
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,418
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	8	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Poor	Typical	99,922			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
Incomplete		None		50%	29% 100%	14,489			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1975	704	D 100	34,693	Poor	50%	29%	100%	5,030
1 Story/BASEMENT	1990	136	D 100	6,702	Poor	86%	11%	100%	634
1 & 3/4 STORY FR	1990	80	D 100	4,641	Poor	86%	11%	100%	439
1.75 Story/BSMT	1990	1954	D 100	128,682	Poor	86%	11%	100%	12,173
2 Story/BASEMENT	2004	352	B 100	39,424	Avg.	97%	51%	100%	19,503
6,838 SFLA									
Outbuilding Total									37,779
Acpt Land		40,300		Accepted Bldg		52,300		Total	92,600

Oakland
 Name: PERRY, MICHAEL G.

Valuation Report

07/15/2016

Page 2272

Map/Lot:

018-019

Account: 584 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/23/2014
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11750P027

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.14	Acres-Frontage 1	5,000.00	10,700	73%	Excess Frt	7,811
7.81	Acres-Rear Land 1-10	2,000.00	15,620	100%		15,620
Total Acres 10.95					Land Total	47,431

Acpt Land	47,400	Accepted Bldg	0	Total	47,400
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Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/01/1996
 Sale Price: 135,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B5219P275
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
6.79	Acres-Rear Land 1-10	2,000.00	13,580	100%		13,580
Total Acres 7.79			Land Total			43,580

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	880 Sqft	Grade B 100	Base	134,397
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	2,484
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	144,945
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	98% 100%	122,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1980	336	B 100	26,494	Avq.	86%	98%	100%	22,329
1.50 ST GARAGE..	1980	504	B 100	11,742	Avq.	86%	100%	100%	10,098
Frame Shed	1980	352	C 100	2,464	Avq-	55%	100%	100%	1,355
1.75 ST BARN....	1960	600	C 100	12,600	Avq-	60%	75%	100%	5,670
Finished Attic	1980	336	B 100	7,526	Avq.	86%	98%	100%	6,343
Wood Deck	1980	50	B 100	538	Avq.	86%	100%	100%	463
Frame Shed	1980	63	B 100	564	Avq.	86%	100%	100%	485
Outbuilding Total									46,743

Acpt Land	43,600	Accepted Bldg	168,900	Total	212,500
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/29/2009
 Sale Price: 343,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10098P018
 Reference 2: B11204P258
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
25.23	REAR2-Rear 21+	500.00	12,615	100%		12,615
Total Acres 46.23			Land Total			68,615

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,297 Sqft	Grade B 100	Base		181,350
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		7,159
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		6,451
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,688
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	0	GOOD	GOOD	Average	Typical	197,648				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		92%	96%	100%	174,563			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
3/4S AD/GAR.....	1990	672	B 100	44,255	Avq.	92%	100%	100%	40,715	
Wood Deck	1990	60	B 100	645	Avq.	92%	100%	100%	593	
Wood Deck	1990	672	B 100	7,225	Avq.	92%	100%	100%	6,647	
Open Frame Porch	1990	70	B 100	1,434	Avq.	92%	100%	100%	1,319	
Frame Garage	1996	480	C 100	6,720	Avq.	95%	100%	100%	6,384	
2,270 SFLA						Outbuilding Total			55,658	
Acpt Land		68,600		Accepted Bldg		230,200		Total		298,800

Valuation Report

Account: 110 Card: 1 of 1

Location: 476 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved

Sale Data
 Sale Date 12/21/2012
 Sale Price 105,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11262P210
 Reference 2
 Tran/Land/Bldg 1 6 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
50.80	Acres-Mixed Wood	383.00	19,456	100%		19,456
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 52.30					Land Total	44,456
Acpt Land		44,500	Accepted Bldg		0	Total
						44,500

Oakland
 Name: FENLASON, SHIRLEY S.

Valuation Report

07/15/2016

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Map/Lot: 018-022

Account: 2905 Card: 1 of 1

Location: 470 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Reference 1: B1336P248 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00						30,000
						Land Total

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,256 Sqft	Grade C 105	Base		101,524
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	628 Sqft, Grade D	Basement Gar	None	Fin Bsmt		7,034
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,250
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,528
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1965	0	TYPICAL	TYPICAL	Average		Typical			115,336
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		77%	100%	100%		88,809	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	36	C 105	676	Avq.	77%	100%	100%	521
Open Frame Porch	1965	42	C 105	764	Avq.	77%	100%	100%	588
Encl Frame Porch	1965	196	C 105	5,909	Avq.	77%	100%	100%	4,550
Wood Deck	1965	256	C 105	2,258	Avq.	77%	100%	100%	1,739
Frame Garage	1965	1040	C 105	15,288	Avq.	77%	100%	100%	11,772
Frame Garage	1965	720	D 100	8,064	Avq.	77%	100%	100%	6,209
1,256 SFLA									25,379
Outbuilding Total									25,379
Acpt Land		30,000		Accepted Bldg		114,200		Total	
									144,200

Oakland
 Name: WRIGLEY, DANA W.

Valuation Report

07/15/2016

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Map/Lot: 018-023

Account: 913 Card: 1 of 1

Location: 454 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1520P160 B6291P205 JT

Reference 2

Tran/Land/Bldg 1 1 97

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
24.00	REAR2-Rear 21+	500.00	12,000	100%		12,000	
Total Acres 47.00			Land Total			76,100	
Acpt Land		76,100	Accepted Bldg		0	Total	76,100

Oakland
 Name: HAAGEN, EANTHA L.

Valuation Report

07/15/2016

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Account: 3772 Card: 1 of 1

Map/Lot: 018-023-A
 Location: 456 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1997	14X76	A 100	38,263	Avq.	57%	100%	100%	21,848
Wood Deck	1997	64	D 100	430	Avq.	96%	100%	100%	413
ONE STORY FRAME	2008	240	C 100	12,432	Avq.	97%	100%	100%	12,059
1,304 SFLA									
						Outbuilding Total			34,320
Acpt Land			0	Accepted Bldg		34,300	Total		34,300

Oakland
 Name: WRIGLEY, WILLIAM

Valuation Report

07/15/2016

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Map/Lot:

018-023-B

Account: 4100 Card: 1 of 1

Location:

456 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography
 Utilities Drilled WellSeptic System
 Street

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	2002	720	C 100	10,080	Avg.	97%	100%	100%	9,778	
Frame Shed	0					----- S O U N D V A L U E -----			300	
Outbuilding Total									10,078	
Acpt Land			0	Accepted Bldg			10,100	Total		10,100

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3816P333

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
45.69	REAR2-Rear 21+	500.00	22,845	100%		22,845	
Total Acres 67.69						Land Total	83,845

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	896 Sqft	Grade C 100	Base	98,805
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,312
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Average	Typical	102,134
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	99% 100%	65,723

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	192	C 100	9,946	Avq.	65%	99%	100%	6,400
Unfinished Attic	1860	192	C 100	538	Avq.	65%	100%	100%	350
1.25 ST SHED....	1860	368	C 100	2,962	Avq.	65%	100%	100%	1,925
Frame Garage	2011	864	B 100	15,483	Avq.	97%	100%	100%	15,019
ONE STORY FRAME	1987	210	C 110	11,966	Avq.	90%	99%	100%	10,661
Wood Deck	1970	128	D 100	860	Avq.	65%	100%	100%	559
1.25 ST BARN....	1860	2496	D 100	38,578	Avq.	40%	40%	100%	6,172
Frame Shed	1920	544	D 100	3,046	Avq.	50%	100%	100%	1,523
Frame Shed	1980	144	C 100	1,008	Avq.	75%	100%	100%	756
1,746 SFLA									
Outbuilding Total									43,365

Acpt Land

83,800

Accepted Bldg

109,100

Total

192,900

Oakland
 Name: KNAPP, NORMAN L.

Valuation Report

07/15/2016

Page 2281

Map/Lot:

018-025

Account: 644 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 07/28/2005
 Sale Price 13,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B8526P311

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.00	REAR2-Rear 21+	500.00	17,500	100%	Vacancy	17,500
Total Acres 35.00				Land Total		17,500
Acpt Land		17,500	Accepted Bldg	0	Total	17,500

Neighborhood 22 FAIRFIELD STREET
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1994
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4700P331
 Reference 2
 Tran/Land/Bldg 1 6 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
7.00	Acres-Frontage 1	5,000.00	35,000	61%	Excess Frt	21,350
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
15.00	Acres-Softwood	329.00	4,935	100%		4,935
45.00	Acres-Mixed Wood	383.00	17,235	100%		17,235
67.00	Acres-Hardwood	239.00	16,013	100%		16,013
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
Total Acres 155.00						Land Total 115,533

Dwelling Description

Replacement Cost New

Conventional	Two Story	999 Sqft	Grade B 100	Base	155,248
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,302
Rooms	11	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	Floor & Stairs			Attic	3,580
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1889	1994	TYPICAL	TYPICAL	Above Average	Typical	172,656
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	91%	100%	109,982	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.75 Story/BSMT	1889	594	B 100	62,590	Avq.	65%	91%	100%	37,022
ONE STORY FRAME	1889	140	B 100	9,282	Avq.	65%	91%	100%	5,490
Encl Frame Porch	1889	270	B 100	9,856	Avq.	65%	100%	100%	6,406
Wood Deck	1889	32	B 100	344	Avq+	70%	100%	100%	241
Open Frame Porch	1889	28	B 100	680	Avq.	65%	100%	100%	442
Frame Shed	1970	216	C 100	1,512	Avq.	65%	100%	100%	983
2.00 ST BARN....	1889	3256	C 100	72,934	Avq.	60%	60%	100%	26,256
Frame Shed	1970	156	C 100	1,092	Avq.	60%	50%	100%	328
Frame Garage	1980	576	C 100	8,064	Avq+	90%	100%	100%	7,258
3,178 SFLA									Outbuilding Total 84,426

Acpt Land 115,500 **Accepted Bldg** 194,400 **Total** 309,900

Oakland
 Name: GAGLIARDI, ALISON

Valuation Report

07/15/2016

Page 2283

Map/Lot:

018-026

Account: 2642 Card: 2 of 2

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1994
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4700P331

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
34.70	REAR2-Rear 21+	500.00	17,350	100%		17,350	
Total Acres 34.70				Land Total		17,350	
Acpt Land		17,400	Accepted Bldg		0	Total	17,400

Oakland
Name: GAGLIARDI, ALISON

Valuation Report

07/15/2016

Page 2284

Map/Lot:

018-026

Account: 2642

Location:

FAIRFIELD STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	115,500	194,400	309,900	115,500	194,400	309,900
2	17,400	0	17,400	17,400	0	17,400
TOTAL	132,900	194,400	327,300	132,900	194,400	327,300

Oakland
 Name: KNAPP, NORMAN L.

Valuation Report

07/15/2016

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Map/Lot:

018-027

Account: 633 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street

Sale Data	
Sale Date	07/28/2005
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B8526P313

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.76	REAR2-Rear 21+	500.00	15,380	100%	Vacancy	15,380
Total Acres 30.76				Land Total		15,380
Acpt Land		15,400	Accepted Bldg		0	Total
						15,400

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: No Street

Reference 1: B4192P160
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	50%	Access	15,000
5.30	Acres-Rear Land 1-10	2,000.00	10,600	100%		10,600
Total Acres 6.30			Land Total			25,600

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	925 Sqft	Grade C 110	Base	117,502
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,512
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,388
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	126,174			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	Location	93%	99%	90%	104,552				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1992	180	C 110	12,197	Avq.	93%	99%	90%	10,107
Wood Deck	1992	188	C 110	1,737	Avq.	93%	100%	90%	1,454
Frame Garage	1992	720	C 100	10,080	Avq.	93%	100%	90%	8,437
Carport/Canopy	2011	360	C 100	2,268	Avq.	97%	100%	90%	1,980
Frame Shed	2011	144	C 100	1,008	Avq.	97%	100%	90%	880
Open Frame Porch	2011	296	B 100	5,484	Avq.	97%	100%	90%	4,787
1,799 SFLA									27,645
Acpt Land		25,600	Accepted Bldg		132,200	Total		157,800	

Oakland
 Name: JADCZAK, ANTHONY M.

Valuation Report

07/15/2016

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Map/Lot: 019-001

Account: 2643 Card: 1 of 1

Location: FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	09/30/2009
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10238P263
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
3.60	Acres-Rear Land 1-10	2,000.00	7,200	100%		7,200	
Total Acres 4.60					Land Total	31,200	
Acpt Land		31,200	Accepted Bldg		0	Total	31,200

Oakland
 Name: JADCZAK, ANTHONY M.

Valuation Report

07/15/2016

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Map/Lot:

019-001-1

Account: 3454 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	09/30/2009
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10238P261

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
6.70	Acres-Rear Land 1-10	2,000.00	13,400	100%		13,400
Total Acres 7.70					Land Total	37,400

Acpt Land	37,400	Accepted Bldg	0	Total	37,400
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Valuation Report

Account: 3455 Card: 1 of 1

Location: 601 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/1998
Sale Price 32,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5800P139

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.10	Acres-Rear Land 11-20	600.00	1,860	100%		1,860
Total Acres 15.10						Land Total 56,860

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 100	Base	156,313
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,358
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	169,122
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				97%	100%	155,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	112	B 100	8,831	Avq.	97%	95%	100%	8,138
Frame Garage	1999	700	B 100	12,544	Avq.	97%	100%	100%	12,168
Open Frame Porch	1999	48	B 100	1,039	Avq.	97%	100%	100%	1,008
Wood Deck	1999	48	C 100	403	Avq.	97%	100%	100%	391
Wood Deck	1999	128	C 100	1,075	Avq.	97%	100%	100%	1,043
1.50 ST GARAGE..	2000	1008	C 100	18,346	Avq.	97%	100%	100%	17,796
ONE STORY FRAME	2003	210	B 100	13,924	Avq.	97%	95%	100%	12,831
2,338 SFLA									Outbuilding Total 53,375

Acpt Land

56,900

Accepted Bldg

209,200

Total

266,100

Oakland
 Name: PELHAM, ANITA

Valuation Report

07/15/2016

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Map/Lot: 019-002

Account: 1779 Card: 1 of 1

Location: 609 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1541P316
 Reference 2: B9180P044
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 22 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,176 Sqft	Grade C 100	Base		91,762
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,898
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,100
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	96,760
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	74,505

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1964	576	C 100	8,064	Avq.	77%	100%	100%	6,209
Encl Frame Porch	1964	120	C 100	3,500	Avq.	77%	100%	100%	2,695
Open Frame Porch	1964	72	C 100	1,148	Avq.	77%	100%	100%	884
Wood Deck	1980	216	C 100	1,814	Avq.	86%	100%	100%	1,560
1,176 SFLA									11,348
Outbuilding Total									11,348

Acpt Land 30,100 **Accepted Bldg** 85,900 **Total** 116,000

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B6750P255
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 18 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.62	Acres-Rear Land 1-10	2,000.00	1,240	100%		1,240
Total Acres 1.62			Land Total			31,240

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	2001	TYPICAL	TYPICAL	Good	Typical	85,441
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	74,334	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1973	768	C 100	10,752	Avq.	82%	100%	100%	8,817
Wood Deck	2001	100	C 100	840	Avq.	97%	100%	100%	815
Open Frame Porch	2001	140	C 100	2,100	Avq.	97%	100%	100%	2,037
ONE STORY FRAME	2001	576	B 100	38,191	Avq.	97%	100%	100%	37,045
1,536 SFLA						Outbuilding Total			48,714

Acpt Land	31,200	Accepted Bldg	123,000	Total	154,200
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: RollingAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/01/1995
 Sale Price: 63,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B4999P302
 Reference 2: B9349P136
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000	
1.73	Acres-Rear Land 1-10	2,000.00	3,460	100%		3,460	
Total Acres 3.73						Land Total	38,460

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	800 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	102,900 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,942
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1995	TYPICAL	TYPICAL	Above Average	Typical	107,262
Functional Obsolescence						Value(Rcnld)
None						69,828

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1890	240	C 100	6,860	Avq+	70%	100%	100%	4,802
ONE STORY FRAME	1890	96	C 100	4,973	Avq+	70%	96%	100%	3,342
Frame Garage	1890	648	C 100	9,072	Avq+	70%	100%	100%	6,350
TWO STORY FRAME	1890	272	C 100	21,134	Avq+	70%	96%	100%	14,202
Frame Shed	2005	192	B 100	1,721	Avq.	97%	100%	100%	1,669
Wood Deck	2005	80	B 100	860	Avq.	97%	100%	100%	834
2,240 SFLA	Outbuilding Total								31,199

Acpt Land	38,500	Accepted Bldg	101,000	Total	139,500
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1997
 Sale Price 53,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5431P116
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
0.76	Acres-Rear Land 1-10	2,000.00	1,520	100%		1,520
Total Acres 2.76						Land Total 36,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	696 Sqft	Grade C 100	Base	87,071
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,001
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	1998	GOOD	TYPICAL	Average	Typical	90,929
Functional Obsolescence						Value(Rcnld)
None						77,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	247	C 100	7,056	Avq.	86%	100%	100%	6,068
1 Story/BASEMENT	1980	480	C 100	29,568	Avq.	86%	99%	100%	25,174
Unfinished Attic	1980	480	C 100	1,344	Avq.	86%	100%	100%	1,156
1.50 ST GARAGE..	1997	676	C 100	12,303	Avq.	96%	100%	100%	11,811
Encl Frame Porch	1997	144	C 100	4,172	Avq.	96%	100%	100%	4,005
Frame Shed	1997	250	C 100	1,750	Avq.	96%	100%	100%	1,680
Frame Shed	1999	104	C 100	728	Avq.	97%	100%	100%	706
1,698 SFLA	Outbuilding Total								50,600

Acpt Land 36,500 **Accepted Bldg** 128,000 **Total** 164,500

Oakland
 Name: MUSERO, PAUL

Valuation Report

07/15/2016

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Map/Lot:

019-006

Account: 1636 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1210P62

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	30,000.00	15,000	80%	Vacancy	0
0.25	Acres-Homesite (Fract)	5,000.00	5,000	25%	Size/Shape	3,000
Total Acres 0.25					Land Total	3,000

Acpt Land 3,000 **Accepted Bldg** 0 **Total** 3,000

Oakland
 Name: WEEKS, JOHN W.

Valuation Report

07/15/2016

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Map/Lot: 019-007

Account: 3114 Card: 1 of 2

Location: 17 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4361P320
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000 100%		30,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600 100%		1,600
Total Acres 1.80			Land Total		31,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	780 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	101,052 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,844
Rooms	8	HEARTHES	TWO HEARTH	HEARTHES	1,680
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1960	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total Value(Rcnld)
None		None		74%	100%	80,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1997	780	C 100	16,380	Avq.	96%	100%	100%	15,725
Open Frame Porch	1997	84	C 100	1,316	Avq.	96%	100%	100%	1,263
Open Frame Porch	1960	120	C 100	1,820	Avq.	74%	100%	100%	1,347
1SFr Overhang	1960	40	C 100	2,072	Avq.	74%	97%	100%	1,487
1 Story/BASEMENT	1960	560	C 100	34,496	Avq.	74%	97%	100%	24,761
Frame Shed	1990	84	D 100	470	Fair	88%	100%	100%	414
Encl Frame Porch	1997	140	C 100	4,060	Avq.	96%	90%	100%	3,508
Open Frame Porch	1998	160	C 100	2,380	Avq.	96%	100%	100%	2,285
Wood Deck	2011	150	C 100	1,260	Avq.	97%	100%	100%	1,222
2,160 SFLA									
Outbuilding Total									52,012

Acpt Land 31,600 **Accepted Bldg** 132,100 **Total** 163,700

Oakland
 Name: WEEKS, JOHN W.

Valuation Report

07/15/2016

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Map/Lot:

019-007

Account: 3114 Card: 2 of 2

Location:

17 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4361P320

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2012	504	C 100	7.056	Avg.	97%	100%	100%	6.844
Carport/Canopy	2012	616	C 100	3.881	Avg.	97%	100%	100%	3.765
ONE STORY FRAME 2,640 SFLA	2013	480	C 110	27.350	Avg.	97%	100%	100%	26.530
Outbuilding Total									37,139
Acpt Land			0	Accepted Bldg		37,100	Total		37,100

Oakland
Name: WEEKS, JOHN W.

Valuation Report

07/15/2016

Page 2297

Map/Lot:

019-007

Account: 3114

Location:

17 COUNTY ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,600	132,100	163,700	31,600	132,100	163,700
2	0	37,100	37,100	0	37,100	37,100
TOTAL	31,600	169,200	200,800	31,600	169,200	200,800

Valuation Report

Neighborhood 20 COUNTY ROAD.....

Zoning/Use NEIGHBORHOOD COM
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 09/01/1997
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B5449P169
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
1.94	Acres-Rear Land 1-10	1,000.00	1,940	100%		1,940
Total Acres 2.94			Land Total			44,366

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,200 Sqft	Grade C 100	Base	130,536
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,174
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	140,750
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	95%	100%	129,701	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	320	C 100	4,620	Avq.	97%	100%	100%	4,481
1 Story/BASEMENT	1999	144	C 100	8,870	Avq.	97%	95%	100%	8,174
GARAGE FRAME ..	2000	2000	C 100	84,000	Avq.	97%	100%	100%	81,480
Wood Deck	2003	300	C 100	2,520	Avq.	97%	100%	100%	2,444
Frame Shed	2003	72	C 100	504	Avq.	97%	100%	100%	489
Frame Garage	2003			----- S O U N D V A L U E -----				500	
1 Story/BASEMENT	2004	198	B 100	15,611	Avq.	97%	95%	100%	14,386
1.50 ST GARAGE..	2004	784	B 100	18,264	Avq.	97%	100%	100%	17,716
Carport/Canopy	2011	400	C 100	2,520	Avq.	97%	100%	100%	2,444
Patio	2013	120	C 100	336	Avq.	97%	100%	100%	326
2,442 SFLA									
Outbuilding Total								132,440	

Acpt Land 44,400 **Accepted Bldg** 262,100 **Total** 306,500

Oakland
 Name: BEAN, MERRILL E.

Valuation Report

07/15/2016

Page 2299

Map/Lot: 019-008

Account: 586 Card: 1 of 1

Location: 43 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3030P9
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	30,000.00	27,659	100%		27,659
Total Acres 0.85			Land Total			27,659

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,175 Sqft	Grade C 100	Base		91,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	478 Sqft, Grade D	Basement Gar	None	Fin Bsmt		5,354
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,895
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,100
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Good	Typical				102,049
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		89%	100%	100%	90,824		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1972	36	C 100	644	Good	89%	100%	100%	573
Encl Frame Porch	1972	198	C 100	5,684	Good	89%	100%	100%	5,059
Frame Garage	1972	780	C 100	10,920	Good	89%	100%	100%	9,719
1SFr Overhanq	1993	40	C 100	2,072	Good	89%	100%	100%	1,844
Patio	1999	148	B 100	531	Avq.	97%	100%	100%	515
1,215 SFLA									17,710
Acpt Land			27,700	Accepted Bldg		108,500	Total		136,200

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/24/2007
 Sale Price 249,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9509P346
 Reference 2 B10739P202
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
9.00	Acres-Rear Land 11-20	600.00	5,400	100%		5,400
Total Acres 23.00			Land Total			66,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,584 Sqft	Grade B 95	Base	142,144
Exterior	WOOD SHINGLE	Masonry Trim	252Sqft	Trim	1,287
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1114 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,965
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,746
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,064
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,107
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	GOOD	GOOD	Average	Typical	175,313
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		74%	94% 100%	121,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1960	112	B 95	7,055	Avq.	74%	94%	100%	4,908
ONE STORY FRAME	1960	828	B 95	52,154	Avq.	74%	94%	100%	36,278
Open Frame Porch	1960	408	B 95	7,115	Avq.	74%	100%	100%	5,265
Frame Garage	1960	646	B 95	10,998	Avq.	74%	100%	100%	8,139
Wood Deck	1980	261	C 100	2,192	Avq.	86%	100%	100%	1,885
Wood Deck	1980	88	C 100	739	Avq.	86%	100%	100%	636
1.75 ST BARN....	2003	1080	D 100	18,144	Avq.	97%	100%	100%	17,600
Swimming Pool	2010	576	C 100	7,000	Avq.	97%	100%	100%	6,790
Wood Deck	2010	400	C 100	3,360	Avq.	97%	100%	100%	3,259
2,524 SFLA									
Outbuilding Total									84,760

Acpt Land 66,400 **Accepted Bldg** 206,700 **Total** 273,100

Oakland
 Name: KRAUS, TARA J.

Valuation Report

07/15/2016

Page 2301

Map/Lot: 019-010

Account: 20 Card: 1 of 1

Location: 88 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/26/2010
 Sale Price: 106,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B10430P028
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	30,000.00	18,735	120%	View/Envir	22,482
Total Acres 0.39						22,482

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,400 Sqft	Grade C 100	Base		105,560
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1050 Sqft, Grade C	Basement Gar	None	Fin Bsmt		14,700
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,450
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	1			
Baths	1	Half Baths	2	Plumbing		4,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	127,910
Functional Obsolescence						Value(Rcnld)
None						112,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1975	72	C 100	1,148	Good	88%	100%	100%	1,010
Frame Garage	1975	575	C 100	8,050	Good	88%	100%	100%	7,084
Wood Deck	2006	135	B 100	1,452	Avq.	97%	100%	100%	1,408
Wood Deck	2000	30	C 100	252	Avq.	97%	100%	100%	244
Wood Deck	2000	18	C 100	151	Avq.	97%	100%	100%	146
Outbuilding Total									9,892

Acpt Land	22,500	Accepted Bldg	122,500	Total	145,000
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Oakland
 Name: BUCKNAM, RONALD A.

Valuation Report

07/15/2016

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Map/Lot: 019-011

Account: 1594 Card: 1 of 1

Location: 72 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use: RURAL.....
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1999
 Sale Price: 54,999
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6028P072

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
2.49	Acres-Rear Land 1-10	2,000.00	4,980	100%		4,980
Total Acres 4.49			Land Total			39,980

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 110	Base	130,688
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,047
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,434
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	142,713			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	99% 100%	137,047			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1978	480	D 100	5,376	Avq-	82%	100%	100%	4,408
Frame Shed	1983	438	D 100	2,453	Avq.	88%	100%	100%	2,159
1,862 SFLA						Outbuilding Total		6,567	

Acpt Land 40,000 **Accepted Bldg** 143,600 **Total** 183,600

Valuation Report

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1998
 Sale Price 119,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5692P034
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	30,000.00	26,495 100%		26,495
Total Acres 0.78				Land Total	26,495

Dwelling Description

Replacement Cost New

Ranch	One Story	2,518 Sqft	Grade C 100	Base	177,917
Exterior	CLAPBOARD	Masonry Trim	192Sqft	Trim	806
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade D	Basement Gar	3 CAR	Fin Bsmt	5,544
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,204
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	194,671			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	94%	100%			
Outbuildings/Additions/Improvements						Value (Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	400	C 100	3,360	Avg.	83%	100%	100%	2,789
2,518 SFLA							Outbuilding Total	2,789	

Acpt Land 26,500 **Accepted Bldg** 154,700 **Total** 181,200

Oakland
 Name: GENEST, ARTHUR E.

Valuation Report

07/15/2016

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Map/Lot: 019-013

Account: 2063 Card: 1 of 1

Location: 56 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2078P121
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775	
Total Acres 0.92						Land Total	28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	1,280 Sqft	Grade C 110	Base	107,985
Exterior	ALUM/VINYL	Masonry Trim	104Sqft	Trim	480
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,469
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	114,706
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value
						Rcnld
						104,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	1988	48	C 110	893	Avq.	91%	100%	100%	813
Encl Frame Porch	1988	140	C 110	4,466	Avq.	91%	100%	100%	4,064
Frame Garage	1988	576	C 110	8,870	Avq.	91%	100%	100%	8,072
Frame Shed	1988	112	C 110	862	Avq.	91%	100%	100%	784
1,280 SFLA									Outbuilding Total
									13,733

Acpt Land	28,800	Accepted Bldg	118,100	Total	146,900
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Oakland
 Name: GILBERT, DEBRA A.

Valuation Report

07/15/2016

Page 2305

Map/Lot: 019-013-1

Account: 3027 Card: 1 of 1

Location: 46 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4034P037
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775	
Total Acres 0.92						Land Total	28,775

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,400 Sqft	Grade C 100	Base	105,560
Exterior	ALUM/VINYL	Masonry Trim	30Sqft	Trim	126
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	910 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,192
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,450
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	124,788			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	100%	100%	99,830		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	150	D 100	1,008	Avq.	65%	100%	100%	655
1.75 ST GARAGE..	1970	528	C 100	10,349	Avq.	80%	100%	100%	8,279
Encl Frame Porch	1970	56	C 100	1,708	Avq.	80%	100%	100%	1,366
1,400 SFLA						Outbuilding Total			10,300

Acpt Land 28,800 **Accepted Bldg** 110,100 **Total** 138,900

Oakland
 Name: BUCKNAM, RONALD A.

Valuation Report

07/15/2016
 Page 2306
 019-014
 COUNTY ROAD

Account: 2458 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1845P249

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	5,000.00	5,000	40%	Topography	9,600
9.43	Acres-Rear Land 1-10	2,000.00	18,860	80%	Topography	15,088
Total Acres 10.43					Land Total	24,688
Acpt Land		24,700	Accepted Bldg		0	Total
						24,700

Oakland
 Name: MUELLER, CURTIS A.

Valuation Report

07/15/2016

Page 2307

Map/Lot: 019-015

Account: 2542 Card: 1 of 1

Location: 34 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/08/2003
 Sale Price 20,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7763P073

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.06	Acres-Rear Land 1-10	2,000.00	120	100%		120
Total Acres 1.06					Land Total	30,120

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1980	720	C 100	10,080	Avq.	75%	100%	100%	7,560
Frame Shed	2014	192	B 100	1,721	Avq.	97%	100%	100%	1,669
Outbuilding Total									9,229

Acpt Land 30,100 **Accepted Bldg** 9,200 **Total** 39,300

Oakland
 Name: MUELLER, CURTIS A.

Valuation Report

07/15/2016

Page 2308

Map/Lot: 019-016

Account: 3764 Card: 1 of 1

Location: 24 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3206P146
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	30,000.00	25,632	100%		25,632
Total Acres 0.73			Land Total			25,632

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,129
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Full Finished			Attic	15,596
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	GOOD	GOOD	Average	Typical	93,627			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	77%	100%	100%	72,093				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1993	336	C 100	24,367	Avq.	77%	100%	100%	18,763
Wood Deck	1993	402	C 100	3,377	Avq.	77%	100%	100%	2,600
Frame Garage	1965	576	C 100	8,064	Avq.	77%	100%	100%	6,209
1,452 SFLA									
Outbuilding Total								27,572	

Acpt Land 25,600 **Accepted Bldg** 99,700 **Total** 125,300

Oakland
Name: WEEKS, WAYNE E.

Valuation Report

07/15/2016

Page 2309

Map/Lot: 019-017

Account: 796 Card: 1 of 1

Location: 18 COUNTY ROAD

Neighborhood 20 COUNTY ROAD.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1845P245 JT
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	30,000.00	20,785	100%		20,785
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 0.72			Land Total			21,265

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade C 100	Base	99,154
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	453 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,342
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,193
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	112,049
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	97%	100%
						90,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	56	C 100	924	Avq.	83%	100%	100%	767
Frame Shed	1990	70	C 100	490	Avq.	92%	100%	100%	451
1.75 ST GARAGE..	1990	780	C 100	15,288	Avq.	92%	100%	100%	14,065
Frame Shed	1990	160	C 100	1,120	Avq.	92%	100%	100%	1,030
ONE STORY FRAME	1998	520	C 100	26,936	Avq.	96%	97%	100%	25,083
ONE STORY FRAME	1998	336	C 100	17,405	Avq.	96%	97%	100%	16,208
Wood Deck	1998	96	C 100	806	Avq.	96%	100%	100%	774
Frame Shed	2003								300
2,152 SFLA				----- S O U N D V A L U E -----					
								Outbuilding Total	58,678

Acpt Land 21,300 **Accepted Bldg** 148,900 **Total** 170,200

Oakland
 Name: MUSERO, PAUL

Valuation Report

07/15/2016

Page 2310

Map/Lot:

019-018

Account: 1634 Card: 1 of 2

Location:

705 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 97

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.00	Acres-Frontage 1	5,000.00	20,000	65%	Excess Frt	13,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
20.41	REAR2-Rear 21+	500.00	10,205	100%		10,205
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 45.41					Land Total	86,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1900	4000	D 100	22,400	Fair	30%	25%	100%	1,680
1.50 ST BARN....	1900	928	D 100	14,552	Avq-	30%	25%	100%	1,092
1.75 ST BARN....	1900	1856	D 100	31,181	Avq-	30%	25%	100%	2,338
Frame Shed	1900	240	D 100	1,344	Avq-	30%	25%	100%	101
1.50 ST SHED....	1900	1332	D 100	9,696	Avq-	30%	25%	100%	727
Frame Shed	1900	247	D 100	1,383	Avq-	30%	25%	100%	104
2.00 ST BARN....	1900	3456	D 100	61,932	Avq-	30%	25%	100%	4,645
Frame Shed	1900	64	D 100	358	Fair	30%	25%	100%	27
CHICKEN BARN 3S.	1960	8398	C 100	246,901	Fair	25%	25%	100%	15,431
GAR/SHED BSMT...	1960	8398	C 100	70,543	Fair	25%	10%	100%	1,764
Outbuilding Total									27,909

Acpt Land 86,200 **Accepted Bldg** 27,900 **Total** 114,100

Oakland
 Name: MUSERO, PAUL

Valuation Report

07/15/2016

Page 2311

Map/Lot:

019-018

Account: 1634 Card: 2 of 2

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
10 Mobile Home.	1970	10X47	C 100	10,629	Good	65%	100%	100%	6,909	
MH SLAB.....	1970	470	C 100	1,645	Avq.	80%	100%	100%	1,316	
ONE STORY FRAME	1970	470	C 100	24,346	Avq.	80%	100%	100%	19,477	
ONE STORY FRAME	1970	40	C 100	2,072	Avq.	80%	100%	100%	1,658	
Frame Shed	2008	20	C 100	140	Avq.	97%	100%	100%	136	
980 SFLA										
						Outbuilding Total			29,496	
Acpt Land			0	Accepted Bldg		29,500	Total		29,500	

Oakland
Name: MUSERO, PAUL

Valuation Report

07/15/2016

Page 2312

Map/Lot:

019-018

Account: 1634

Location:

FAIRFIELD STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	86,200	27,900	114,100	86,200	27,900	114,100
2	0	29,500	29,500	0	29,500	29,500
TOTAL	86,200	57,400	143,600	86,200	57,400	143,600

Oakland
 Name: MUSERO, PAUL K.

Valuation Report

07/15/2016

Page 2313

Map/Lot:

019-018-1

Account: 3471 Card: 1 of 1

Location:

FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4853P061
 Reference 2 B10592P301
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180	
Total Acres 0.09				Land Total		180	
Acpt Land		200	Accepted Bldg		0	Total	
						200	

Oakland
 Name: MUSERO, PAUL

Valuation Report

07/15/2016

Page 2314

Map/Lot:

019-018-A

Account: 4267 Card: 1 of 1

Location:

719 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	624 Sqft	Grade C 100	Base	75,086
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1940	0	TYPICAL	TYPICAL	Average	65%	100%	100%	77,392		
Functional Obsolescence		Economic Obsolescence						50,305		
None		None						Value		
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Encl Frame Porch	1940	35	C 100	1,120	Avq.	65%	100%	100%	728	
Frame Garage	1940	252	C 100	3,528	Avq.	65%	100%	100%	2,293	
Frame Shed	2011								200	
936 SFLA				----- S O U N D V A L U E -----						200
							Outbuilding Total			3,221
Acpt Land			0	Accepted Bldg			53,500	Total		53,500

Oakland
 Name: LAIHO, PETER J.

Valuation Report

07/15/2016

Page 2315

Map/Lot: 019-019

Account: 1445 Card: 1 of 1

Location: FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/22/2005
 Sale Price 173,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Other Non Valid

Reference 1 B8479P155

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.28	Acres-Homesite (Fract)	30,000.00	15,875	50%	Corner/Loc	7,937	
3.16	Acres-Rear Land 1-10	2,000.00	6,320	100%		6,320	
Total Acres 3.44						Land Total	14,257

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
1.25 ST GARAGE..	1992	960	C 100	15,456	Avg.	90%	100%	100%	13,910	
Outbuilding Total									13,910	

Acpt Land 14,300 **Accepted Bldg** 13,900 **Total** 28,200

Oakland
 Name: LAJOY, DAVID J.

Valuation Report

07/15/2016

Page 2316

Map/Lot: 019-020

Account: 1448 Card: 1 of 1

Location: 714 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	08/30/2007
Sale Price	159,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B9492P024
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	30,000.00	22,650	100%		22,650
Total Acres 0.57						22,650

Dwelling Description

Replacement Cost New

Ranch	One Story	1,665 Sqft	Grade C 100	Base	121,884
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-24,475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	101,189
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						93,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1990	1088	C 100	15,232	Avq.	92%	100%	100%	14,013
Open Frame Porch	2005	48	C 100	812	Avq.	97%	100%	100%	788
Wood Deck	1998	35	C 100	294	Avq.	96%	100%	100%	282
Wood Deck	2005	126	C 100	1,058	Avq.	97%	100%	100%	1,026
1,665 SFLA									16,109
Outbuilding Total									16,109

Acpt Land	22,700	Accepted Bldg	109,200	Total	131,900
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/17/2016
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B12234P271
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
Total Acres 1.13			Land Total			30,260

Dwelling Description

Replacement Cost New

Contemporary	One Story	588 Sqft	Grade D 110	Base	48,876
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-5,433
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	3,696
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Below Average	Typical	47,139
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	75%	100%	100%	35,354	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1967	74	D 110	1,035	Avq-	75%	100%	100%	776
Wood Deck	1967	40	C 100	336	Avq.	78%	100%	100%	262
Frame Shed	1967	144	C 100	1,008	Avq.	55%	100%	100%	554
Frame Shed	1995	128	C 100	896	Avq.	95%	100%	100%	851
TWO STORY FRAME	1967	376	D 110	25,708	Avq-	75%	100%	100%	19,281
ONE STORY FRAME	2001	144	D 110	6,565	Avq.	97%	100%	100%	6,368
1,484 SFLA						Outbuilding Total			28,092

Accpt Land 30,300 **Accepted Bldg** 63,400 **Total** 93,700

Valuation Report

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/27/2012
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B10950P258
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.14	Acres-Rear Land 1-10	2,000.00	4,280	100%		4,280
Total Acres 3.14			Land Total			34,280

Dwelling Description

Replacement Cost New

Cape Cod	One Story	704 Sqft	Grade C 100	Base	62,686
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,957
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,356
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1889	0	TYPICAL	TYPICAL	Average	Typical	73,925
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	97%	100%	46,610	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1889	624	C 100	32,323	Avq.	65%	100%	100%	21,010
Unfinished Attic	1889	624	C 100	1,747	Avq.	65%	100%	100%	1,136
Open Frame Porch	1889	100	C 100	1,540	Avq.	65%	100%	100%	1,001
Frame Garage	1889	240	C 100	3,360	Avq.	50%	100%	100%	1,680
ONE STORY FRAME	1889	50	C 100	2,590	Avq.	65%	100%	100%	1,684
Frame Shed	2009	160	C 100	1,120	Avq.	97%	100%	100%	1,086
1.50 ST SHED....	2009	793	C 100	7,216	Avq.	97%	100%	100%	7,000
1,378 SFLA						Outbuilding Total			34,597

Acpt Land 34,300 **Accepted Bldg** 81,200 **Total** 115,500

Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1999
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B6654P023

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.03	Acres-Rear Land 1-10	2,000.00	2,060	100%		2,060
Total Acres 2.03			Land Total			32,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,896 Sqft	Grade B 100	Base	174,225
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,980
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	157,949
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
Overbuilt		None		97%	89% 100%	136,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2000	384	B 100	7,060	Avq.	97%	90%	100%	6,163
Frame Garage	2000	952	B 100	17,060	Avq.	97%	90%	100%	14,893
Frame Shed	2009	576	B 110	5,677	Avq.	97%	100%	100%	5,507
Wood Deck	2009	100	B 100	1,075	Avq.	97%	100%	100%	1,043
1,896 SFLA									27,606
Outbuilding Total									27,606

Acpt Land 32,100 **Accepted Bldg** 164,000 **Total** 196,100

Oakland
 Name: MUSERO, PAUL

Valuation Report

07/15/2016

Page 2320

Map/Lot: 019-023

Account: 1633 Card: 1 of 1

Location: 692 FAIRFIELD STREET

Neighborhood 22 FAIRFIELD STREET

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1190P15

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.72	Acres-Frontage 1	5,000.00	8,600	81%	Excess Frt	0
1.72	Acres-Frontage 1	2,000.00	20,000	90%	Size/Shape	6,269
Total Acres 2.72					Land Total	36,269

Dwelling Description

Replacement Cost New

Ranch	One Story	784 Sqft	Grade C 100	Base	67,614
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	.....	Basement	None	Basement	-8,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	784	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	0	TYPICAL	TYPICAL	Average	Typical	59,382	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	50%	100%	27,316

Acpt Land 36,300 **Accepted Bldg** 27,300 **Total** 63,600

Oakland
 Name: YORK, LISA M.

Valuation Report

07/15/2016

Page 2321

Map/Lot: 019-024

Account: 2736 Card: 1 of 1

Location: 37 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/29/2006
 Sale Price: 145,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8850P197

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	30,000.00	26,325 100%		26,325
Total Acres 0.77				Land Total	26,325

Dwelling Description

Replacement Cost New

Item	Description	Area/Spec	Grade	Material	Value
Raised Ranch	One Story	874 Sqft	Grade C 100	Base	73,158
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	437 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,118
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,154
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Above Average	Typical	84,790
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						Value(Rcnld)
						70,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1971	32	C 100	1,658	Avq+	83%	100%	100%	1,376
Frame Garage	1980	780	C 100	10,920	Avq+	83%	100%	100%	9,064
Frame Shed	1971			----- S O U N D V A L U E -----					800
Frame Shed	1971	192	D 100	1,075	Avq.	80%	100%	100%	860
Wood Deck	1971	168	C 100	1,411	Avq+	83%	100%	100%	1,171
Wood Deck	1971	24	C 100	202	Avq+	83%	100%	100%	168
906 SFLA									
Outbuilding Total									13,439

Acpt Land	26,300	Accepted Bldg	83,800	Total	110,100
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Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/30/2015
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Other Source
Validity: Other Non Valid

Reference 1: B8229P180
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 1.33			Land Total			30,660

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 95	Base	85,769
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,697
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	90,860
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	82%	100%	100%	74,505	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	130	C 95	6,398	Avq.	82%	100%	100%	5,246
Wood Deck	1974	190	C 95	1,516	Avq.	82%	100%	100%	1,243
1.25 ST GARAGE..	1974	576	C 100	9,274	Avq.	82%	100%	100%	7,605
1,282 SFLA						Outbuilding Total			14,094

Accpt Land 30,700 **Accepted Bldg** 88,600 **Total** 119,300

Oakland
Name: WHITE, COLIN B.

Valuation Report

07/15/2016

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Map/Lot: 019-026

Account: 86 Card: 1 of 1

Location: 53 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B5464P302
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 09/01/1997
Sale Price 94,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.79	Acres-Rear Land 1-10	2,000.00	1,580	100%		1,580
Total Acres 1.79			Land Total			31,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	102,110
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	107,102
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		80%	100% 100%	85,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1970	64	C 100	1,932	Avq.	80%	100%	100%	1,546
Frame Garage	1970	676	C 100	9,464	Avq.	80%	100%	100%	7,571
Wood Deck	1970	140	C 100	1,176	Avq.	80%	100%	100%	941
Frame Shed	2009	120	C 100	840	Avq.	97%	100%	100%	815
1.75 ST SHED....	2011	192	B 100	2,408	Avq.	97%	100%	100%	2,336
Frame Shed	2011	120	C 100	840	Avq.	97%	100%	100%	815
1,344 SFLA									14,024

Acpt Land 31,600 **Accepted Bldg** 99,700 **Total** 131,300

Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/01/1998
 Sale Price: 0
 Sale Type:
 Financing:
 Verified:
 Validity: Validity

Reference 1: B6199P040
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	30,000.00	23,622 90%	Topoogravh	21,260
Total Acres 0.62				Land Total	21,260

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	65,599
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	59,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1988	672	C 100	9,408	Avq.	91%	100%	100%	8,561
Encl Frame Porch	1988	72	C 100	2,156	Avq.	91%	100%	100%	1,962
Wood Deck	1988	928	C 100	7,795	Avq.	91%	100%	100%	7,093
Swimming Pool	1988	512	C 100	7,000	Avq.	91%	100%	100%	6,370
ONE STORY FRAME	2012	360	C 100	18,648	Avq.	97%	100%	100%	18,089
1,224 SFLA									42,075
Outbuilding Total									42,075

Acpt Land	21,300	Accepted Bldg	101,800	Total	123,100
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Oakland
 Name: WILLEY, WALTER

Valuation Report

07/15/2016

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Map/Lot: 019-028

Account: 854 Card: 1 of 1

Location: 104 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5329P071

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	30,000.00	12,000	50%	Size/Shape	6,000
Total Acres 0.16						6,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1996	780	C 100	10.920	Ava.	95%	50%	100%	5,187
Frame Shed	2015	140	C 110	1.078	Ava.	97%	100%	100%	1,046
Outbuilding Total									6,233

Acpt Land	6,000	Accepted Bldg	6,200	Total	12,200
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Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9137P156
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data	
Sale Date	11/03/2006
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.42	Acres-Rear Land 11-20	600.00	252	100%		252
Total Acres 11.42						50,252

Dwelling Description

Replacement Cost New

Contemporary	One Story	762 Sqft	Grade B 100	Base	84,812
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,336
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	2		
Baths	4	Half Baths	0	Plumbing	11,827
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,376
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	117,426			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		80%	97%	100%	91,123		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
2 Story/BASEMENT	1970	692	B 100	77,504	Avq.	80%	97%	100%	60,143
Open Frame Porch	1970	18	B 100	501	Avq.	80%	100%	100%	401
Encl Frame Porch	1970	88	B 100	3,333	Avq.	80%	100%	100%	2,666
Wood Deck	1970	162	C 100	1,361	Avq.	80%	100%	100%	1,089
Wood Deck	1970	416	C 100	3,494	Fair	71%	100%	100%	2,481
Res. Greenhouse	1970	66	C 100	1,109	Fair	71%	100%	100%	787
Jacuzzi #	1993								
----- S O U N D V A L U E -----									1,000
2,146 SFLA						Outbuilding Total			68,567

Acpt Land	50,300	Accepted Bldg	159,700	Total	210,000
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Oakland
 Name: MORRIONE, THOMAS, TRUSTEE

Valuation Report

07/15/2016
 Page 2327
 019-029-1
 GAGNON ROAD

Account: 4431 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Paved

Reference 1 B10466P177
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
7.58	Acres-Rear Land 11-20	600.00	4,548	100%		4,548
Total Acres 18.58					Land Total	48,548
Acpt Land		48,500	Accepted Bldg		0	Total
						48,500

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5058P181
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	30,000.00	23,622 80%	Size/Shape	18,898
Total Acres 0.62				Land Total	18,898

Dwelling Description

Replacement Cost New

Garrison	Two Story	814 Sqft	Grade C 105	Base	109,403
Exterior	COMPOSITION	Masonry Trim	222Sqft	Trim	979
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,212
Rooms	5	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	122,091
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	98% 100%	101,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	180	C 105	5,439	Avq.	85%	100%	100%	4,623
Open Frame Porch	1978	300	C 105	4,557	Avq.	85%	100%	100%	3,873
Frame Garage	1978	286	C 105	4,204	Avq.	85%	100%	100%	3,573
Wood Deck	1999	144	C 100	1,210	Avq.	97%	100%	100%	1,174
Encl Frame Porch	1978	24	C 105	853	Avq.	85%	100%	100%	725
Frame Shed	2004	168	B 100	1,505	Avq.	97%	100%	100%	1,460
Carport/Canopy	2011	220	C 100	1,386	Avq.	97%	100%	100%	1,344
ONE STORY FRAME	2011	286	C 100	14,815	Avq.	97%	98%	100%	14,084
Frame Garage	2014	1120	B 100	20,070	Avq.	97%	100%	100%	19,468
1,914 SFLA									
Outbuilding Total									50,324

Acpt Land	18,900	Accepted Bldg	152,000	Total	170,900
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Oakland
 Name: LEE, ROBERT

Valuation Report

07/15/2016

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Map/Lot: 019-031

Account: 1150 Card: 1 of 1

Location: 117 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4907P335

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.62	Acres-Homesite (Fract)	30,000.00	23,622	40%	Size/Shape	9,449	
Total Acres 0.62						Land Total	9,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1975	864	C 100	12,096	Ava.	83%	100%	100%	10,040
Frame Shed	1975	128	C 100	896	Ava.	70%	100%	100%	627
Outbuilding Total									10,667

Acpt Land	9,400	Accepted Bldg	10,700	Total	20,100
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Oakland
 Name: JULIEN, NATHAN L.

Valuation Report

07/15/2016

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Map/Lot: 019-032

Account: 734 Card: 1 of 1

Location: 115 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	07/22/2015
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1 B12055P119
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.82	Acres-Rear Land 1-10	2,000.00	5,640	100%		5,640	
Total Acres 2.82				Land Total		5,640	
Acpt Land		5,600	Accepted Bldg		0	Total	5,600

Oakland
 Name: NICKERSON, CONSTANCE

Valuation Report

07/15/2016

Page 2331

Map/Lot: 019-033

Account: 1780 Card: 1 of 1

Location: 113 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/06/2002
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B6911P314
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.12	Acres-Rear Land 1-10	2,000.00	14,240	100%		14,240
Total Acres 7.12						14,240

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 100	Base	146,951
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	560 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,035
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,299
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,505
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	167,016			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		Location		97%	100% 40%	64,802			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	30	C 100	252	Avg.	97%	100%	40%	98
Encl Frame Porch	2002	20	B 100	896	Avg.	97%	100%	40%	348
1,680 SFLA									
Outbuilding Total									446
Acpt Land		14,200		Accepted Bldg		65,200		Total	79,400

Oakland
 Name: VEILLEUX, JOHN W.

Valuation Report

07/15/2016

Page 2332

Map/Lot: 019-034

Account: 1055 Card: 1 of 1

Location: 64 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/20/2004
 Sale Price: 28,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8085P028
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.66	Acres-Rear Land 1-10	2,000.00	9,320	100%		9,320
Total Acres 5.66			Land Total			39,320

Dwelling Description

Replacement Cost New

Ranch	One Story	1,450 Sqft	Grade B 90	Base	125,153
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,116
Rooms	5	HEARTH	ONE HEARTH	HEARTH	968
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	133,140			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	129,146			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2010	448	B 100	4,817	Avq.	97%	100%	100%	4,672
Frame Shed	2007			----- S O U N D V A L U E -----					
Wood Deck	2011	170	B 100	1,828	Avq.	97%	100%	100%	1,773
Encl Frame Porch	2011	30	B 100	1,254	Avq.	97%	100%	100%	1,216
1.50 ST GARAGE..	2015	896	B 100	20,873	Avq.	97%	100%	100%	20,247
1,450 SFLA									Outbuilding Total
Acpt Land		39,300	Accepted Bldg	157,300	Total			196,600	

Oakland
 Name: MARSHALL, RONALD P.

Valuation Report

07/15/2016

Page 2333

Map/Lot:

019-034-01

Account: 4387 Card: 1 of 1

Location:

70 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9231P052
 Reference 2 B9902P234
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.04	Acres-Rear Land 1-10	2,000.00	2,080	100%		2,080	
Total Acres 2.04						Land Total	32,080

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,004 Sqft	Grade B 100	Base	135,061
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-6,297
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,750
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,349
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	137,013			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	132,903		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2007	128	B 100	1,376	Avg.	97%	100%	100%	1,335
1.50 ST GARAGE..	2007	720	B 100	16,773	Avg.	97%	100%	100%	16,270
1,506 SFLA							Outbuilding Total		17,605

Acpt Land

32,100

Accepted Bldg

150,500

Total

182,600

Oakland
 Name: BUCKNAM, STEVEN W.

Valuation Report

07/15/2016

Page 2334

Map/Lot: 019-035

Account: 2459 Card: 1 of 1

Location: 46 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1753P141
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	30,000.00	21,840	100%		21,840
Total Acres 0.53						Land Total
						21,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade C 100	Base	92,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,927
Rooms	6	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	96,268			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	77,014				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1970	372	C 100	19,270	Avq.	80%	100%	100%	15,416
Frame Garage	1970	676	C 100	9,464	Avq.	80%	100%	100%	7,571
Frame Garage	1985	864	C 100	12,096	Avq.	89%	100%	100%	10,765
1,560 SFLA									
Outbuilding Total								33,752	

Acpt Land	21,800	Accepted Bldg	110,800	Total	132,600
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Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1997
 Sale Price 94,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5416P198
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.73	Acres-Rear Land 1-10	2,000.00	1,460	100%		1,460
Total Acres 1.73			Land Total			31,460

Dwelling Description

Replacement Cost New

Conventional	Two Story	768 Sqft	Grade C 100	Base	99,943
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Good	Typical	106,243
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		75%	96% 100%	76,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1945	96	C 100	2,828	Good	75%	100%	100%	2,121
Frame Shed	1980	187	D 100	1,047	Avq.	86%	80%	100%	720
1.25 ST GARAGE..	1980	1380	C 100	22,218	Avq.	86%	80%	100%	15,286
Wood Deck	1993	88	C 100	739	Avq.	94%	100%	100%	695
Wood Deck	1998	128	C 100	1,075	Avq.	96%	100%	100%	1,032
Jacuzzi #	1988	1	C 100	3,500	Avq.	91%	100%	100%	3,185
Swimming Pool	1999	666	C 100	7,000	Avq.	97%	100%	100%	6,790
TWO STORY FRAME	2001	384	C 100	29,837	Avq.	97%	96%	100%	27,784
Open Frame Porch	2013	160	B 100	3,046	Avq.	97%	100%	100%	2,955
2,304 SFLA									
Outbuilding Total									60,568

Acpt Land	31,500	Accepted Bldg	137,100	Total	168,600
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Oakland
 Name: MUSERO, PAUL

Valuation Report

07/15/2016

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Map/Lot: 019-037

Account: 4134 Card: 1 of 1

Location: GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1734P318

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.95	Acres-Frontage 1	5,000.00	14,750	73%	Excess Frt	10,768
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
11.79	REAR2-Rear 21+	500.00	5,895	100%		5,895
Total Acres 35.74					Land Total	66,663

Acpt Land	66,700	Accepted Bldg	0	Total	66,700
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Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 12/07/2005
Sale Price: 147,111
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B8721P246
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.86	Acres-Frontage 1	5,000.00	4,300	100%		4,300
Total Acres 1.86			Land Total			34,300

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,064 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	179,229 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,383
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	1,183
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,097
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	199,354
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	95% 100%	183,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	2002	84	B 110	6,126	Avq.	97%	95%	100%	5,645
1 Story/BASEMENT	2002	112	B 110	9,715	Avq.	97%	95%	100%	8,953
Wood Deck	2002	40	C 100	336	Avq.	97%	100%	100%	326
Frame Shed	2005	256	C 100	1,792	Avq.	97%	100%	100%	1,738
Open Frame Porch	2002	200	B 110	4,140	Avq.	97%	100%	100%	4,016
Outbuilding Total									20,678

Acpt Land 34,300 **Accepted Bldg** 204,400 **Total** 238,700

Oakland
 Name: MUSERO, PAUL J.

Valuation Report

07/15/2016

Page 2338

Map/Lot:

019-037-2

Account: 3519 Card: 1 of 1

Location:

16 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B1734P318

Reference 2

Tran/Land/Bldg 1 1 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.40	Acres-Rear Land 1-10	2,000.00	2,800	100%		2,800
Total Acres 2.40					Land Total	32,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	2015	7500	A 100	168,000	Avg.	97%	45%	100%	73,332
Outbuilding Total									73,332

Acpt Land	32,800	Accepted Bldg	73,300	Total	106,100
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Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Reference 1 B1845P247

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
32.50	REAR2-Rear 21+	500.00	16,250	100%		16,250	
Total Acres 55.50						Land Total	80,350

Dwelling Description

Replacement Cost New

Conventional	Two Story	784 Sqft	Grade C 90	Base	91,279
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade E	Basement Gar	None	Fin Bsmt	1,050
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,477
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	6,804
Attic	None			Attic	0
FirePlaces	2			Fireplace	3,780
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	GOOD	TYPICAL	Average	Typical	106,390	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	95%	100%	81,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1972	428	C 90	23,729	Avq.	81%	95%	100%	18,259
1 Story/BASEMENT	2011	340	C 100	20,944	Avq.	97%	95%	100%	19,300
Frame Garage	1972	780	C 90	9,828	Avq.	60%	100%	100%	5,897
1.75 ST BARN....	1900	1920	C 100	40,320	Avq-	45%	50%	100%	9,072
Frame Shed	1900	1472	D 100	8,243	Avq-	60%	60%	100%	2,968
Frame Shed	1900	512	D 100	2,867	Avq-	65%	50%	100%	932
Frame Shed	1900			----- S O U N D V A L U E -----					200
1SFr Overhang	1972	112	C 90	5,222	Avq.	81%	95%	100%	4,019
Carport/Canopy	2011	300	C 100	1,890	Avq.	97%	100%	100%	1,833
2,448 SFLA									
Outbuilding Total									62,480

Acpt Land

80,400

Accepted Bldg

144,300

Total

224,700

Neighborhood 22 FAIRFIELD STREET

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2173P203
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 1.16					Land Total	30,320

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 95	Base	74,983
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-5,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,360
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	TYPICAL	TYPICAL	Average	Typical	71,534
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	97%	100%	45,102	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1880	224	C 95	11,024	Avq.	65%	100%	100%	7,166
Frame Shed	1880	420	C 100	2,940	Avq-	40%	80%	100%	941
Frame Shed	1900					----- S O U N D V A L U E -----			200
1.50 ST BARN....	1900	1520	C 100	29,792	Avq-	40%	40%	100%	4,767
1,232 SFLA						Outbuilding Total			13,074

Acpt Land	30,300	Accepted Bldg	58,200	Total	88,500
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Account: 432 Card: 1 of 2

Map/Lot: 020-001
 Location: 353 SMALL SHORE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 05/27/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11703P65
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
0.73	Acres-Rear Land 1-10	3,100.00	2,263	100%		2,263
Total Acres 1.48			Land Total			171,417

Dwelling Description

Replacement Cost New

Other	One Story	474 Sqft	Grade D 110	Base	42,696
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-6,132
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,190
Rooms	2	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-584
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	1998	TYPICAL	TYPICAL	Average	Typical	34,529			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	30,731				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1998	176	C 100	5,068	Avq.	96%	100%	100%	4,865
Encl Frame Porch	1998	98	C 100	2,884	Avq.	96%	100%	100%	2,769
474 SFLA						Outbuilding Total			7,634

Acpt Land 171,400 **Accepted Bldg** 38,400 **Total** 209,800

Account: 432 Card: 2 of 2

Map/Lot: 020-001
 Location: 357 SMALL SHORE TRL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 05/27/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5454P206
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Dwelling Description				Replacement Cost New	
Other	One Story	658 Sqft	Grade D 100	Base	47,882
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,738
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-737
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	39,407			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	74%	100%	100%	29,161				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1960	140	D 100	1,680	Ava.	74%	100%	100%	1,243
Wood Deck	1998	80	C 100	672	Ava.	96%	100%	100%	645
658 SFLA						Outbuilding Total			1,888
Acpt Land		0	Accepted Bldg		31,000	Total		31,000	

Oakland
Name: KELLER-LIKINS, SARAH, TRUSTEE

Valuation Report

07/15/2016

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Map/Lot: 020-001

Account: 432

Location: 357 SMALL SHORE TRL

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	171,400	38,400	209,800	171,400	38,400	209,800
2	0	31,000	31,000	0	31,000	31,000
TOTAL	171,400	69,400	240,800	171,400	69,400	240,800

Oakland
 Name: KELLER-LIKINS, SARAH

Valuation Report

07/15/2016

Page 2344

Map/Lot:

020-001-1

Location:

SMALL SHORE TRAIL

Account: 4626 Card: 1 of 1

Neighborhood 67 CAMP ROAD
 Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private

Sale Data
 Sale Date 01/29/2013
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11382P226
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
Total Acres 1.00					Land Total	19,200
Acpt Land		19,200	Accepted Bldg		0	Total
						19,200

Oakland
 Name: KINZIE, CORDA LADD

Valuation Report

07/15/2016

Page 2345

Map/Lot: 020-002

Account: 1615 Card: 1 of 1

Location: 166 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B8126P65
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	186,000	181,599	100%		181,599
Total Acres 0.93						181,599

Dwelling Description				Replacement Cost New	
Other	One Story	525 Sqft	Grade D 100	Base	41,328
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,174
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,205
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-588
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Average	Typical	33,033			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		74%	100%	100%	24,444		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1960	147	D 100	3,405	Avq.	74%	100%	100%	2,520
Frame Shed	1960	63	D 100	353	Avq.	60%	100%	100%	212
525 SFLA									
Outbuilding Total						2,732			

Acpt Land 181,600 **Accepted Bldg** 27,200 **Total** 208,800

Oakland
 Name: KINZIE, CORDA L.

Valuation Report

07/15/2016

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Map/Lot: 020-003

Account: 1159 Card: 1 of 1

Location: 162 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/14/2010
 Sale Price 125,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10635P050

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	186,000	151,776	90%	Vacancy	136,598
Total Acres 0.54				Land Total		136,598
Acpt Land		136,600	Accepted Bldg		0	Total
						136,600

Account: 1158 Card: 1 of 1

Map/Lot: 020-004
 Location: 158 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4805P084
 Reference 2 B11164P176
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.59	Acres-Homesite (Fract)	186,000	156,277	100%		156,277	
Total Acres 0.59						Land Total	156,277

Dwelling Description				Replacement Cost New		
Other	One Story	352 Sqft	Grade D 100	Base		36,083
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-4,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-1,478
Rooms	3	HEARTH	ONE HEARTH	HEARTH		672
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		6,742
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-394
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	TYPICAL	TYPICAL	Average	Typical	37,485	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	27,739

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1960	96	D 100	3,979	Avq.	74%	100%	100%	2,944
Frame Shed	1960	80	D 100	448	Avq.	75%	100%	100%	336
Open Frame Porch	1960	96	D 100	1,187	Avq.	74%	100%	100%	878
Finished Attic	1960	96	D 100	1,344	Avq.	74%	100%	100%	995
496 SFLA						Outbuilding Total			5,153

Acpt Land	156,300	Accepted Bldg	32,900	Total	189,200
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Valuation Report

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/26/2008
 Sale Price 257,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9869P230
 Reference 2 B12127P149
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	186,000	126,375	100%		126,375
Total Acres 0.31						126,375

Dwelling Description

Replacement Cost New

Cape Cod	One Story	935 Sqft	Grade A 100	Base	135,372
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1165 Sqft, Grade B	Basement Gar	None	Fin Bsmt	4,175
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,686
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-2,688
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,047
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	None	None	Average	Typical	141,592
Functional Obsolescence						Value(Rcnld)
Incomplete						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			97%		65%	100%
89,274						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2012	120	B 100	1,075	Avq.	97%	100%	100%	1,043
Frame Shed	2012	104	B 100	932	Avq.	97%	100%	100%	904
Frame Shed	1990	80	B 100	717	Avq.	92%	100%	100%	660
Carport/Canopy	1990	50	E 100	157	Fair	88%	100%	100%	138
OPEN PORCH/BSMT	2013	230	A 100	7,448	Avq.	97%	100%	100%	7,225
Open Frame Porch	2013	60	A 100	1,568	Avq.	97%	100%	100%	1,521
935 SFLA									
Outbuilding Total									11,491

Acpt Land 126,400 **Accepted Bldg** 100,800 **Total** 227,200

Oakland
 Name: MEDEMA, ELIZABETH A.

Valuation Report

07/15/2016

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Map/Lot:

020-006

Account: 1161 Card: 1 of 1

Location:

EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	01/01/1992
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1 B4185P058
 Reference 2 B11945P344 JT
 Tran/Land/Bldg 1 5 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	186,000	170,630	90%	Vacancy	153,567
Total Acres 0.77					Land Total	153,567
Acpt Land		153,600	Accepted Bldg		0	Total
						153,600

Oakland
 Name: CRONKITE, KRISTIN L.

Valuation Report

07/15/2016

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Map/Lot: 020-007

Account: 1163 Card: 1 of 1

Location: 152 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography LevelLevel
 Utilities Septic System
 Street Private

Sale Data
 Sale Date 04/18/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12178P213TC B11805P290

Reference 2 B11740P295

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	186,000	168,407	95%	Vacancy	159,986
Total Acres 0.74				Land Total		159,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
MH SLAB.....	2015	780	B 100	3,494	Avq.	97%	100%	100%		3,389
Outbuilding Total										3,389

Acpt Land	160,000	Accepted Bldg	3,400	Total	163,400
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Oakland
 Name: KERSCHNER, JAMES

Valuation Report

07/15/2016

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Map/Lot:

020-008

Account: 1093 Card: 1 of 1

Location:

EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/01/1993
 Sale Price 30,000
 Sale Type
 Financing
 Verified
 Validity Validity

Reference 1 B2881P82

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	3,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 11-20	900.00	9,000	100%		9,000
6.11	REAR2-Rear 21+	750.00	4,583	100%		4,583
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
6.39	Acres-Wasteland	75.00	479	100%		479
3.00	Acres-Frontage 1	7,500.00	22,500	100%		22,500
Total Acres 36.50					Land Total	102,562

Acpt Land 102,600 **Accepted Bldg** 0 **Total** 102,600

Valuation Report

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 03/01/1999
Sale Price 48,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B5902P271

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.20	Acres-Frontage 1	120,900	24,180	100%		24,180
0.87	Acres-Rear Land 1-10	3,100.00	2,697	100%		2,697
Total Acres 2.07					Land Total	212,877

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,024 Sqft	Grade B 110	Base	162,424
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2000	0	GOOD	GOOD	Average	Typical	167,155				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		97%	99% 100%	160,519				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2000	240	B 110	4,928	Avq.	97%	100%	100%		4,780
Frame Shed	2007	575	B 110	5,666	Avq.	97%	100%	100%		5,496
1,792 SFLA										
Outbuilding Total										10,276

Acpt Land 212,900 **Accepted Bldg** 170,800 **Total** 383,700

Oakland
 Name: PORTER, SUZANNE B.

Valuation Report

07/15/2016

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Map/Lot: 020-008-01-1

Account: 3903 Card: 1 of 1

Location: 217 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	12/05/2003
Sale Price	315,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7763P081
 Reference 2 Email:Lakeday217@gmail.com
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.41	Acres-Frontage 1	120,900	49,569	100%		49,569
Total Acres 1.41						Land Total 235,569

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	792 Sqft	Grade B 100	Base	113,330
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	117,631
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	114,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2000	36	B 100	1,470	Avq.	97%	100%	100%	1,426
Wood Deck	2000	264	B 100	2,839	Avq.	97%	100%	100%	2,754
1.50 ST GARAGE..	2000	576	B 100	13,419	Avq.	97%	100%	100%	13,016
Frame Shed	2002	144	B 100	1,291	Avq.	97%	100%	100%	1,252
Outbuilding Total									18,448

Acpt Land 235,600 **Accepted Bldg** 132,600 **Total** 368,200

Oakland
 Name: RIDLEY, WILLIAM T.

Valuation Report

07/15/2016

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Map/Lot:

020-008-02

Account: 4168 Card: 1 of 1

Location:

106 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B75040P004
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 07/10/2003
 Sale Price 46,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
9.14	Acres-Rear Land 1-10	3,000.00	27,420	100%		27,420
5.00	Acres-Frontage 1	7,500.00	37,500	65%	Excess Frt	24,375
Total Acres 15.14			Land Total			96,795

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,360 Sqft	Grade A 100	Base	252,379
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,723
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,046
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	275,556			
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		97%	91%	90%	218,910			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	2003	288	A 100	28,385	Avq.	97%	91%	90%	22,550
Open Frame Porch	2003	404	A 100	9,274	Avq.	97%	100%	90%	8,096
1 Story/BASEMENT	2003	286	A 100	28,188	Avq.	97%	91%	90%	22,393
1.75 ST GARAGE..	2003	1296	A 100	40,642	Avq.	97%	100%	90%	35,481
Open Frame Porch	2004	288	A 100	6,675	Avq.	97%	100%	90%	5,828
Carport/Canopy	2007	560	A 100	5,645	Avq.	97%	100%	90%	4,928
3,294 SFLA							Outbuilding Total		99,276
Acpt Land		96,800		Accepted Bldg		318,200		Total	415,000

Valuation Report

Map/Lot:

020-008-03

Account: 4176 Card: 1 of 1

Location:

111 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data	
Sale Date	06/30/2010
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10462P166
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	125%	View/Envir	56,250
1.51	Acres-Frontage 1	7,500.00	11,325	81%	Excess Frt	9,173
0.50	Acres-Rear Land 1-10	3,000.00	1,500	100%		1,500
Total Acres 3.01			Land Total			66,923

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,040 Sqft	Grade A 100	Base	200,122
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1040 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,637
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,200
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,330
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	240,041			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	95% 90%	199,078			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	2012	400	A 100	39,424	Avq.	97%	95%	90%	32,696
Open Frame Porch	2012	232	A 100	5,421	Avq.	97%	100%	90%	4,732
Wood Deck	2012	360	A 100	4,838	Avq.	97%	100%	90%	4,224
Swimming Pool	2015	800	B 100	8,960	Avq.	97%	100%	90%	7,822
2,480 SFLA						Outbuilding Total			49,474
Acpt Land		66,900		Accepted Bldg		248,600		Total	315,500

Oakland
 Name: NELSEN, LAURA L.

Valuation Report

07/15/2016

Page 2356

Map/Lot:

020-008-04

Account: 4177 Card: 1 of 1

Location:

105 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/31/2013
 Sale Price 400,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11294P139
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	125%	View/Envir	56,250
0.46	Acres-Frontage 1	7,500.00	3,450	100%		3,450
1.84	Acres-Rear Land 1-10	3,000.00	5,520	100%		5,520
Total Acres 3.30			Land Total			65,220

Dwelling Description

Replacement Cost New

Conventional	One Story	2,064 Sqft	Grade A 100	Base	234,340
Exterior	ALUM/VINYL	Masonry Trim	85Sqft	Trim	571
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1032 Sqft, Grade A	Basement Gar	2 CAR	Fin Bsmt	27,597
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,137
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,312
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	282,365			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	97%	90%	239,110		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2005	60	A 100	1,568	Avq.	97%	100%	90%	1,369
Wood Deck	2005	84	A 100	1,128	Avq.	97%	100%	90%	985
Wood Deck	2005	432	A 100	5,806	Avq.	97%	100%	90%	5,069
1.50 ST GARAGE..	2007	1344	B 100	31,310	Avq.	97%	100%	90%	27,334
Frame Shed	2009								200
----- S O U N D V A L U E -----									
2,064 SFLA				Outbuilding Total					34,957

Acpt Land 65,200 **Accepted Bldg** 274,100 **Total** 339,300

Oakland
 Name: MOODY, JONATHAN D.

Valuation Report

07/15/2016

Page 2357

Map/Lot:

020-008-05

Account: 4178 Card: 1 of 1

Location:

96 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/04/2003
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B7553P253

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.37	Acres-Frontage 1	7,500.00	2,775	100%		2,775
1.42	Acres-Rear Land 1-10	3,000.00	4,260	100%		4,260
Total Acres 2.79			Land Total			52,035

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,008 Sqft	Grade A 100	Base	195,391
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,948
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	213,661
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	97%	90%	180,930	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2004	116	A 100	13,772	Avq.	97%	97%	90%	11,662
3/4S AD/GAR.....	2004	504	A 100	41,489	Avq.	97%	100%	90%	36,220
Wood Deck	2004	404	A 100	5,429	Avq.	97%	100%	90%	4,739
1.75 ST SHED....	2007	160	B 100	2,008	Avq.	97%	100%	90%	1,753
Wood Deck	2012	288	A 100	3,871	Avq.	97%	100%	90%	3,380
Jacuzzi #	2012	1	C 100	3,500	Avq.	97%	100%	90%	3,056
Outbuilding Total									60,810

Acpt Land

52,000

Accepted Bldg

241,700

Total

293,700

Valuation Report

Map/Lot:

020-008-06

Account: 4179 Card: 1 of 1

Location:

406 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/23/2005
 Sale Price 299,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11447P220
 Reference 2 B11301P075
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.93	Acres-Rear Land 1-10	3,000.00	2,790	100%		2,790
Total Acres 1.93						Land Total 47,790

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade A 100	Base	187,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	952 Sqft, Grade A	Basement Gar	None	Fin Bsmt	21,325
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,506
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	228,827			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	97% 90%	193,773			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2005	210	B 100	2,258	Avq.	97%	100%	90%	1,971
1.5 Story/BSMT	2005	176	A 100	21,724	Avq.	97%	97%	90%	18,396
Open Frame Porch	2005	48	A 100	1,299	Avq.	97%	100%	90%	1,134
1.50 ST GARAGE..	2005	728	A 100	21,199	Avq.	97%	100%	90%	18,507
2,168 SFLA						Outbuilding Total		40,008	

Acpt Land 47,800 **Accepted Bldg** 233,800 **Total** 281,600

Valuation Report

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	02/03/2006
Sale Price	183,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B12060P35 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.22	Acres-Frontage 1	7,500.00	1,650	100%		1,650
0.62	Acres-Rear Land 1-10	3,000.00	1,860	100%		1,860
Total Acres 1.84			Land Total			48,510

Dwelling Description

Replacement Cost New

Split Level	One Story	1,408 Sqft	Grade A 100	Base	169,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-11,039
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,551
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,577
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
2003	0	GOOD	GOOD	Average	Typical	173,837					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)					
None		None		97%	100% 90%	151,760					
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld	
Frame Garage	2003	728	A 100	16,307	Avq.	97%	100%	90%		14,236	
Wood Deck	2008	140	B 100	1,505	Avq.	97%	100%	90%		1,314	
1,408 SFLA										Outbuilding Total	15,550

Acpt Land 48,500 **Accepted Bldg** 167,300 **Total** 215,800

Valuation Report

Map/Lot:

020-008-08

Account: 4181 Card: 1 of 1

Location:

64 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	10/01/2012
Sale Price	263,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11181P323
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.25	Acres-Frontage 1	7,500.00	1,875	100%		1,875
0.32	Acres-Rear Land 1-10	3,000.00	960	100%		960
Total Acres 1.57						Land Total 47,835

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade A 100	Base	195,391
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,948
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	217,021			
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	98%	90%	185,670		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.50 ST GARAGE..	2004	676	A 100	19,685	Avq.	97%	100%	90%	17,185
Wood Deck	2004	192	A 100	2,580	Avq.	97%	100%	90%	2,253
2,016 SFLA						Outbuilding Total			19,438

Acpt Land 47,800 **Accepted Bldg** 205,100 **Total** 252,900

Valuation Report

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9151P082
 Reference 2 B12131P201 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 11/17/2006
 Sale Price 290,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.00	Acres-Frontage 1	7,500.00	7,500	81%	Excess Frt	6,075
0.90	Acres-Rear Land 1-10	3,000.00	2,700	100%		2,700
Total Acres 2.90			Land Total			53,775

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,204 Sqft	Grade A 100	Base	224,367
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,493
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,697
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	247,981			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	95% 90%	205,663			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	800	A 100	23,296	Avq.	97%	100%	90%	20,337
Open Frame Porch	2005	8	A 100	403	Avq.	97%	100%	90%	352
Wood Deck	2005	186	A 100	2,500	Avq.	97%	100%	90%	2,183
Open Frame Porch	2008	180	A 100	4,256	Avq.	97%	100%	90%	3,715
Wood Deck	2009	256	A 100	3,441	Avq.	97%	100%	90%	3,004
2,408 SFLA									
Outbuilding Total									29,591
Acpt Land		53,800		Accepted Bldg		235,300		Total	289,100

Oakland
 Name: LILLY, RYAN S.

Valuation Report

07/15/2016

Page 2362

Map/Lot:

020-008-10

Account: 4238 Card: 1 of 1

Location:

423 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/10/2006
 Sale Price 289,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8978P134
 Reference 2 B10758P155
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.03	Acres-Frontage 1	7,500.00	225	100%	Excess Frt	225
0.32	Acres-Rear Land 1-10	3,000.00	960	100%		960
Total Acres 1.35			Land Total			46,185

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,216 Sqft	Grade A 100	Base	226,141
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,588
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,724
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	GOOD	GOOD	Average	Typical	249,877	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	95%	90%	207,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	676	A 100	19,685	Avg.	97%	100%	90%	17,185
Wood Deck	2005	180	A 100	2,419	Avg.	97%	100%	90%	2,111
2,432 SFLA									
Outbuilding Total									19,296

Acpt Land 46,200 **Accepted Bldg** 226,500 **Total** 272,700

Valuation Report

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 01/21/2011
 Sale Price 390,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10652P166
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.23	Acres-Frontage 1	7,500.00	1,725	100%		1,725
0.07	Acres-Rear Land 1-10	3,000.00	210	100%		210
Total Acres 1.30					Land Total	46,935

Dwelling Description

Replacement Cost New

Conventional	One Story	3,024 Sqft	Grade A 100	Base	328,957
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	796 Sqft, Grade A	Basement Gar	None	Fin Bsmt	17,830
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,922
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	0	Plumbing	12,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,387
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	377,552
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	92% 90%	303,235
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Open Frame Porch	2005	312	A 100	7,213	Avq.	6,297
1.50 ST GARAGE..	2005	1024	A 100	29,819	Avq.	26,032
Unfinished Attic	2005	896	A 100	4,014	Avq.	3,505
Wood Deck	2011	448	A 100	6,021	Avq.	5,256
3,024 SFLA						Outbuilding Total
						41,090
Acpt Land		46,900	Accepted Bldg		344,300	Total
						391,200

Oakland
 Name: SUTTIE, THOMAS H.

Valuation Report

07/15/2016

Page 2364

Map/Lot:

020-008-12

Account: 4240 Card: 1 of 1

Location:

433 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/23/2005
 Sale Price 31,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8313P203

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.36	Acres-Frontage 1	7,500.00	2,700	100%	Excess Frt	2,700
0.40	Acres-Rear Land 1-10	3,000.00	1,200	100%		1,200
Total Acres 1.76			Land Total			48,900

Dwelling Description

Replacement Cost New

Ranch	One Story	1,856 Sqft	Grade A 100	Base	213,839
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-31,181
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,317
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,079
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	198,774			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	99% 90%	171,794			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2005	600	A 100	13,440	Avq.	97%	100%	90%	11,733
Open Frame Porch	2005	48	A 100	1,299	Avq.	97%	100%	90%	1,134
Open Frame Porch	2005	192	B 100	3,620	Avq.	97%	100%	90%	3,160
Frame Shed	2005	280	B 100	2,509	Avq.	97%	100%	90%	2,191
1,856 SFLA						Outbuilding Total			18,218
Acpt Land		48,900		Accepted Bldg		190,000		Total	238,900

Valuation Report

Map/Lot:

020-008-13

Account: 4241 Card: 1 of 1

Location:

437 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 03/18/2015
 Sale Price 276,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11934P270
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.14	Acres-Frontage 1	7,500.00	8,550	100%	Excess Frt	8,550
1.20	Acres-Rear Land 1-10	3,000.00	3,600	100%		3,600
Total Acres 3.34			Land Total			57,150

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,204 Sqft	Grade A 100	Base	224,367
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,493
Rooms	8	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,697
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	GOOD	GOOD	Average	Typical	247,981	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	95%	90%	205,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	12	A 100	493	Avq.	97%	100%	90%	430
3/4S AD/GAR.....	2005	726	A 100	59,763	Avq.	97%	100%	90%	52,173
Wood Deck	2005	186	A 100	2,500	Avq.	97%	100%	90%	2,183
Outbuilding Total									54,786

Acpt Land 57,200 **Accepted Bldg** 260,400 **Total** 317,600

Oakland
 Name: PARTRIDGE, CHAD

Valuation Report

07/15/2016

Page 2366

Map/Lot:

020-008-14

Account: 4242 Card: 1 of 1

Location:

446 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/10/2015
 Sale Price 420,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12037P87

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	125%	View/Envir	56,250
2.00	Acres-Frontage 1	7,500.00	15,000	100%		15,000
0.86	Acres-Rear Land 1-10	3,000.00	2,580	100%		2,580
0.92	Acres-Wasteland	75.00	69	100%		69
Total Acres 4.78						Land Total 73,899

Dwelling Description

Replacement Cost New

Cape Cod	Two Story	1,120 Sqft	Grade A 110	Base	237,807
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1406 Sqft, Grade A	Basement Gar	None	Fin Bsmt	34,644
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,714
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,478
Bedrooms	4	Add Fixtures	5		
Baths	3	Half Baths	1	Plumbing	19,219
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,696
Insulation	Heavy			Insulation	2,760
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	309,318
Functional Obsolescence						Value(Rcnld)
None		None		97%	93%	251,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2004	286	A 110	38,829	Avq.	97%	93%	90%	31,525
Open Frame Porch	2004	240	A 110	6,160	Avq.	97%	100%	90%	5,378
Open Frame Porch	2004	52	A 110	1,527	Avq.	97%	100%	90%	1,333
1.75 ST GARAGE..	2004	784	A 110	27,045	Avq.	97%	100%	90%	23,611
Patio	2004	180	A 110	888	Avq.	97%	100%	90%	775
Open Frame Porch	2005	240	A 110	6,160	Avq.	97%	100%	90%	5,378
Wood Deck	2005	336	A 110	4,969	Avq.	97%	100%	90%	4,338
Swimming Pool	2005	512	A 110	12,320	Avq.	97%	100%	90%	10,755
1.50 ST GARAGE..	2005	576	A 110	18,451	Avq.	97%	100%	90%	16,107
Carport/Canopy	2007	192	B 100	1,548	Avq.	97%	100%	90%	1,352
2,669 SFLA									Outbuilding Total 100,552

Acpt Land

73,900

Accepted Bldg

351,700

Total

425,600

Oakland
 Name: HENKER, SCOTT

Valuation Report

07/15/2016

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Map/Lot:

020-008-15

Account: 4550 Card: 1 of 1

Location:

434 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/11/2011
 Sale Price 37,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B10888P116
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.00	Acres-Frontage 1	7,500.00	7,500	50%	Topography	3,750
1.06	Acres-Wasteland	75.00	79	100%		79
Total Acres 3.06			Land Total			48,829

Dwelling Description

Replacement Cost New

Ranch	One Story	1,877 Sqft	Grade A 100	Base	215,909
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,400
Rooms	7	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,032
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,102
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	232,803			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	99% 90%	201,205			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2012	792	A 100	17,741	Avq.	97%	100%	90%	15,488
Wood Deck	2012	216	A 100	2,904	Avq.	97%	100%	90%	2,535
Encl Frame Porch	2012	168	A 100	7,750	Avq.	97%	100%	90%	6,765
1,877 SFLA						Outbuilding Total		24,788	

Acpt Land 48,800 **Accepted Bldg** 226,000 **Total** 274,800

Valuation Report

Map/Lot:

020-008-16

Account: 4584 Card: 1 of 1

Location:

430 EASTSIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/20/2010
 Sale Price 32,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10628P117
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.82	Acres-Rear Land 1-10	3,000.00	2,460	100%		2,460
Total Acres 1.82			Land Total			47,460

Dwelling Description

Replacement Cost New

Ranch	One Story	1,595 Sqft	Grade B 100	Base	150,492
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-20,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	2,572
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,429
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	GOOD	GOOD	Average	Typical	139,861
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	100% 90%	122,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
3/4S AD/GAR.....	2012	489	B 100	32,204	Avq.	97%	100%	90%	28,114
Open Frame Porch	2012	149	B 100	2,849	Avq.	97%	100%	90%	2,488
Wood Deck	2012	64	B 100	689	Avq.	97%	100%	90%	601
Frame Shed	2015	80	B 100	717	Avq.	97%	100%	90%	626
1,595 SFLA									31,829
Outbuilding Total									31,829

Acpt Land 47,500 **Accepted Bldg** 153,900 **Total** 201,400

Oakland
 Name: BERRIEN, GEORGE A.

Valuation Report

07/15/2016

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Map/Lot: 020-009

Account: 653 Card: 1 of 1

Location: 227 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2026P111

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	186,000	145,990	100%		145,990
Total Acres 0.48						145,990

Dwelling Description				Replacement Cost New		
Other	One Story	696 Sqft	Grade D 105	Base		53,287
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-8,594
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-3,069
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		1,764
Insulation	None			Insulation		-818
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1938	0	TYPICAL	Old Type	Average	Typical	42,570			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	27,671				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	168	D 105	2,093	Avg.	65%	100%	100%	1,360
Frame Shed	1960	130	D 100	728	Avg.	74%	100%	100%	539
696 SFLA									
Outbuilding Total									1,899

Acpt Land 146,000 **Accepted Bldg** 29,600 **Total** 175,600

Oakland
 Name: BERRIEN, GEORGE A.

Valuation Report

07/15/2016

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Account: 2197 Card: 1 of 1

Map/Lot:
 Location:

020-009-1
 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3423P241

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
0.28	Acres-Rear Land 1-10	3,100.00	868	100%	Vacancy		868
Total Acres 0.28					Land Total		868
Acpt Land		900	Accepted Bldg		0	Total	900

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5209P298
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 08/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	186,000	140,785	100%		140,785
Total Acres 0.43						140,785

Dwelling Description

Replacement Cost New

Other	One Story	768 Sqft	Grade D 100	Base	54,369
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,226
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-860
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Above Average	Typical	42,931			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
Value(Rcld)						33,486			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	1960	162	D 100	1,926	Avq+	78%	100%	100%	1,502
Wood Deck	1980	204	C 100	1,714	Avq.	85%	100%	100%	1,457
768 SFLA						Outbuilding Total			2,959
Acpt Land		140,800		Accepted Bldg		36,400		Total	177,200

Oakland
 Name: SCHNEIDER, EVELYN M.

Valuation Report

07/15/2016

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Account: 2072 Card: 1 of 1

Map/Lot:
 Location:

020-010-1
 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	08/01/1996
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B5209P300

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Rear Land 1-10	3,100.00	2,139	100%		2,139	
Total Acres 0.69				Land Total		2,139	
Acpt Land		2,100	Accepted Bldg		0	Total	2,100

Valuation Report

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5701P123
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	186,000	179,644	100%		179,644
Total Acres 0.90						179,644

Dwelling Description				Replacement Cost New		
Other	One & 3/4 Story	594 Sqft	Grade D 105	Base		65,751
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,335
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-4,586
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	1			Fireplace		1,764
Insulation	Minimal			Insulation		-1,223
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Good	Typical	54,371
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	42,094
None			79%	98%	100%	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1954	65	D 105	2,828	Good	79%	98%	100%	2,189
ONE STORY FRAME	1954	264	D 105	11,487	Good	79%	98%	100%	8,894
Open Frame Porch	1954	256	D 105	3,128	Good	79%	100%	100%	2,471
Frame Shed	1968	210	D 100	1,176	Avq.	79%	100%	100%	929
Frame Shed	1968	48	D 100	269	Avq.	79%	100%	100%	213
ONE STORY FRAME	2005	666	B 100	44,159	Avq.	97%	98%	100%	41,977
2,035 SFLA									56,673
Outbuilding Total									56,673

Acpt Land	179,600	Accepted Bldg	98,800	Total	278,400
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Oakland
Name: ROTH, J. REESE TRUSTEE

Valuation Report

07/15/2016

Page 2374

Map/Lot:

020-011-1

Account: 2073 Card: 1 of 1

Location:

EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
Topography Level
Utilities NoWater/NoSewer
Street Private

Reference 1 B5701P123

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.87	Acres-Rear Land 1-10	3,100.00	2,697	100%		2,697	
Total Acres 0.87				Land Total		2,697	
Acpt Land		2,700	Accepted Bldg		0	Total	2,700

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1196P20
 Reference 2 B11367P339
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.29	Acres-Homesite (Fract)	186,000	123,624	100%		123,624	
Total Acres 0.29						Land Total	123,624

Dwelling Description				Replacement Cost New		
Other	One Story	720 Sqft	Grade D 100	Base		56,031
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-8,467
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-3,024
Rooms	4	HEARTH	ONE HEARTH	HEARTH		672
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Floor & Stairs			Attic		1,613
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-806
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1955	0	TYPICAL	TYPICAL	Above Average	Typical	46,019	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		75%	100%	100%	34,514

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1955	135	D 100	1,624	Avq+	75%	100%	100%	1,218
Frame Shed	1972	35	D 100	196	Avq.	70%	100%	100%	137
720 SFLA									
Outbuilding Total									1,355

Acpt Land	123,600	Accepted Bldg	35,900	Total	159,500
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Oakland
 Name: DONAT, MARY ELLEN, DIANE & DAVID

Valuation Report

07/15/2016

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Account: 2074 Card: 1 of 1

Map/Lot:
 Location:

020-012-1
 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B3382P95

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Rear Land 1-10	3,100.00	1,550	100%		1,550	
Total Acres 0.50				Land Total		1,550	
Acpt Land		1,600	Accepted Bldg		0	Total	
						1,600	

Oakland
 Name: BRANDEIS, ARLENE L.

Valuation Report

07/15/2016

Page 2377

Map/Lot:

020-013

Account: 1081 Card: 1 of 1

Location:

ELLIS POND ROAD

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5040P146

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	90%	Vacancy	167,400
4.50	Acres-Frontage 1	120,900	544,050	69%	Excess Frt	375,395
1.79	Acres-Rear Land 1-10	3,100.00	5,549	100%		5,549
Total Acres 7.29					Land Total	548,344

Acpt Land	548,300	Accepted Bldg	0	Total	548,300
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Valuation Report

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/01/2000
 Sale Price 214,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6191P229
 Reference 2 B11262P112
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	186,000	170,630	100%		170,630
1.81	Acres-Rear Land 1-10	3,100.00	5,611	100%		5,611
Total Acres 2.58			Land Total			176,241

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade B 110	Base	113,356
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,246
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH	HEARTH	2,365
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,365
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	TYPICAL	TYPICAL	Good	Typical	131,332	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		95%	100%	100%	124,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	152	B 110	3,193	Good	95%	100%	100%	3,033
Wood Deck	1992	256	B 110	3,028	Good	95%	100%	100%	2,877
Patio	1992	256	B 110	1,008	Good	95%	100%	100%	958
Frame Shed	1999	120	C 100	840	Avq.	97%	100%	100%	815
Wood Deck	1992	200	C 100	1,680	Avq.	93%	100%	100%	1,562
1,008 SFLA						Outbuilding Total			9,245

Acpt Land	176,200	Accepted Bldg	134,000	Total	310,200
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Oakland
 Name: LEACH, KENNETH P.

Valuation Report

07/15/2016

Page 2379

Map/Lot:

020-013-2

Location:

EAST SIDE TRAIL

Account: 2193 Card: 1 of 1

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 08/01/1996
 Sale Price 59,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5203P260

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	186,000	172,796	90%	Vacancy	0
0.80	Acres-Homesite (Fract)	3,100.00	5,611	70%	Access	108,861
1.60	Acres-Rear Land 1-10	3,100.00	4,960	100%		4,960
Total Acres 2.40					Land Total	113,821

Acpt Land 113,800 **Accepted Bldg** 0 **Total** 113,800

Oakland
 Name: PONITZ, DONALD P.

Valuation Report

07/15/2016

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Map/Lot:

020-013-3

Account: 2194 Card: 1 of 1

Location:

EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B4374P196

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	90%	Vacancy	0
0.75	Acres-Homesite (Fract)	3,100.00	5,611	70%	Access	106,567
2.18	Acres-Rear Land 1-10	3,100.00	6,758	100%		6,758
Total Acres 2.93					Land Total	113,325

Acpt Land	113,300	Accepted Bldg	0	Total	113,300
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Oakland
 Name: PONITZ, NATHAN W. & GEOFFREY C.,

Valuation Report

07/15/2016

Page 2381

Account: 2195 Card: 1 of 1

Map/Lot:
 Location:

020-013-4
 EAST SIDE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/06/2008
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B9898P196

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	90%	Vacancy	0
0.75	Acres-Homesite (Fract)	3,100.00	5,611	70%	Access	106,567
1.84	Acres-Rear Land 1-10	3,100.00	5,704	100%		5,704
Total Acres 2.59					Land Total	112,271

Acpt Land 112,300 **Accepted Bldg** 0 **Total** 112,300

Oakland
 Name: PONITZ, DONALD P.

Valuation Report

07/15/2016

Page 2382

Map/Lot:

020-013-5

Location:

EAST SIDE TRAIL

Account: 2201 Card: 1 of 1

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 01/01/1999
 Sale Price 58,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5848P140

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	90%	Vacancy	0
0.75	Acres-Homesite (Fract)	3,100.00	5,611	70%	Access	106,567
2.12	Acres-Rear Land 1-10	3,100.00	6,572	100%		6,572
Total Acres 2.87					Land Total	113,139

Acpt Land 113,100 **Accepted Bldg** 0 **Total** 113,100

Oakland
 Name: THURSTON, STIRLING

Valuation Report

07/15/2016

Page 2383

Map/Lot:

020-013-6

Account: 2202 Card: 1 of 1

Location:

93 ELLIS POND RD

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/01/1993
 Sale Price 68,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4573P335
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
1.78	Acres-Rear Land 1-10	3,100.00	5,518	100%		5,518
Total Acres 2.53			Land Total			174,672

Dwelling Description

Replacement Cost New

Log	One Story	1,523 Sqft	Grade B 100	Base	144,815
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1370 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,550
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,803
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	184,382
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		95%	99% 100%	173,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Wood Deck	1996	140	B 100	1,505	Avq.	95%	100%	100%	1,430	
1 Story/BASEMENT	1996	182	B 100	14,350	Avq.	95%	99%	100%	13,496	
Frame Garage	1996	728	B 100	13,045	Avq.	95%	100%	100%	12,393	
Wood Deck	1997	91	B 100	979	Avq.	96%	100%	100%	940	
Wood Deck	1997	140	B 100	1,505	Avq.	96%	100%	100%	1,445	
Frame Garage	1997	252	B 100	4,516	Avq.	96%	100%	100%	4,335	
Wood Deck	2004	372	B 100	4,000	Avq.	97%	100%	100%	3,880	
Frame Shed	2004	132	B 100	1,183	Avq.	97%	100%	100%	1,148	
Frame Shed	2009								200	
----- S O U N D V A L U E -----									200	
1,705 SFLA									Outbuilding Total	39,267

Acpt Land 174,700 **Accepted Bldg** 212,700 **Total** 387,400

Valuation Report

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 07/09/2013
Sale Price 380,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11445P299
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
2.37	Acres-Rear Land 1-10	3,100.00	7,347	100%		7,347
Total Acres 3.12			Land Total			176,501

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	1,230 Sqft	Grade C 110	Base	146,436
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	150,132
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	97% 100%	133,978

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	184	B 100	3,476	Avq.	97%	100%	100%	3,372
Wood Deck	1990	300	C 110	2,772	Avq.	92%	100%	100%	2,550
Wood Deck	1990	30	C 110	277	Avq.	92%	100%	100%	255
Frame Shed	2014	120	B 100	1,075	Avq.	97%	100%	100%	1,043
Frame Shed	2014	48	B 100	430	Avq.	97%	100%	100%	417
2,152 SFLA									7,637
Outbuilding Total									7,637

Acpt Land 176,500 **Accepted Bldg** 141,600 **Total** 318,100

Oakland
 Name: LEVY, JOSHUA L. & JASON M.

Valuation Report

07/15/2016

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Map/Lot:

020-013-8

Account: 2114 Card: 1 of 1

Location:

ELLIS POND ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/01/2006
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B9182P233 JT
 Reference 2 B9635P350 TC
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
3.22	Acres-Rear Land 1-10	2,000.00	6,440	100%		6,440
Total Acres 4.22					Land Total	30,440
Acpt Land		30,400	Accepted Bldg		0	Total
						30,400

Oakland
 Name: STURTEVANT, CRAIG E.

Valuation Report

07/15/2016

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Map/Lot: 020-013-8-1

Account: 3098 Card: 1 of 1

Location: 129 ELLIS POND ROAD

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3825P105
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
1.22	Acres-Rear Land 1-10	3,100.00	3,782	100%		3,782
Total Acres 1.97			Land Total			172,936

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	125,376
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,781
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	133,853
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	92%	99%	100%	121,913	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Encl Frame Porch	1990	96	C 110	3,111	Avq.	92%	100%	100%	2,862
Wood Deck	1990	180	C 110	1,663	Avq.	92%	100%	100%	1,530
Frame Garage	1990	780	C 110	12,012	Avq.	92%	100%	100%	11,051
1,764 SFLA						Outbuilding Total			15,443

Acpt Land 172,900 **Accepted Bldg** 137,400 **Total** 310,300

Oakland
 Name: YOUNG, DOUGLASS S.

Valuation Report

07/15/2016

Page 2387

Map/Lot:

020-013-8-2

Account: 3099 Card: 1 of 1

Location:

122 ELLIS POND ROAD

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3805P073

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000	
0.33	Acres-Frontage 1	120,900	39,897	100%		39,897	
0.88	Acres-Rear Land 1-10	3,100.00	2,728	100%		2,728	
Total Acres 2.21						Land Total	228,625

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,353 Sqft	Grade A 105	Base	246,297
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,411
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,645
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,785
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	GOOD	Average	Typical	256,138
Functional Obsolescence						Value(Rcnld)
None						219,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
1 Story/BASEMENT	1992	205	A 105	21,216	Avq.	93%	92%	100%	18,153
1 Story/BASEMENT	1992	402	A 105	41,602	Avq.	93%	92%	100%	35,595
Open Frame Porch	1992	25	A 105	823	Avq.	93%	100%	100%	765
1/2S AD/GAR.....	1992	540	A 105	34,927	Avq.	93%	100%	100%	32,482
Wood Deck	1992	432	A 105	6,096	Avq.	93%	100%	100%	5,669
Frame Shed	2000	72	B 100	645	Avq.	97%	100%	100%	626
Frame Shed	2000	96	B 100	860	Avq.	97%	100%	100%	834
2,975 SFLA									
Outbuilding Total									94,124

Acpt Land

228,600

Accepted Bldg

313,300

Total

541,900

Oakland
 Name: KENISTON-DUBOCQ, LINDA

Valuation Report

07/15/2016

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Map/Lot: 020-013-8-3

Account: 3100 Card: 1 of 1

Location: 126 ELLIS POND ROAD

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1999
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6004P136
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.60	Acres-Rear Land 1-10	3,100.00	1,860	100%		1,860
Total Acres 1.60			Land Total			187,860

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	608 Sqft Masonry Trim Roof Cover	Grade A 100 555Sqft Asphalt Shingles	Base Trim Roof	138,980 3,730 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1376 Sqft, Grade A	Basement Gar	None	Fin Bsmt	30,822
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,794
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	1,362
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1999	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total 193,800
Functional Obsolescence None	Economic Obsolescence None	Phys. % 97%	Func. % 95%	Econ. % 100%	Value(Rcnld) 178,587	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1999	128	A 100	12,615	Avq.	97%	95%	100%	11,625
1 Story/BASEMENT	1999	432	A 100	42,578	Avq.	97%	95%	100%	39,236
1 Story/BASEMENT	1999	552	A 100	54,405	Avq.	97%	95%	100%	50,134
Open Frame Porch	1999	60	A 100	1,568	Avq.	97%	100%	100%	1,521
Wood Deck	1999	655	A 100	8,803	Avq.	97%	100%	100%	8,539
Frame Garage	2005	528	A 100	11,827	Avq.	97%	100%	100%	11,472
Frame Shed	2002	96	B 100	860	Avq.	97%	100%	100%	834
Frame Garage	2003	660	A 100	14,784	Avq.	97%	100%	100%	14,340
2,328 SFLA Outbuilding Total									137,701

Acpt Land 187,900 **Accepted Bldg** 316,300 **Total** 504,200

Oakland
 Name: HIGGINS, DONNA.

Valuation Report

07/15/2016

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Map/Lot: 020-013-A-1

Account: 2198 Card: 1 of 1

Location: 221 ELLIS POND ROAD

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/05/2015
 Sale Price 425,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12159P80

Reference 2

Tran/Land/Bldg 2 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.28	Acres-Rear Land 1-10	3,100.00	868	100%		868
Total Acres 1.28			Land Total			186,868

Dwelling Description

Replacement Cost New

Conventional	One Story	1,520 Sqft	Grade B 100	Base	144,579
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1290 Sqft, Grade B	Basement Gar	None	Fin Bsmt	23,117
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,794
Rooms	8	HEARTHS	TWO HEARTH	HEARTHS	2,150
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	Floor & Stairs			Attic	5,448
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	GOOD	GOOD	Average	Typical	185,464
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	174,336	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1993	864	B 100	42,578	Avq.	94%	100%	100%	40,023
Jacuzzi #	1993	1	D 100	2,800	Avq.	94%	50%	100%	1,316
Wood Deck	1993	530	B 100	5,698	Avq.	94%	100%	100%	5,356
1.50 ST GARAGE..	2002	676	B 100	15,749	Avq.	97%	100%	100%	15,277
Wood Deck	2002	140	B 100	1,505	Avq.	97%	100%	100%	1,460
1,520 SFLA						Outbuilding Total			63,432

Acpt Land 186,900 **Accepted Bldg** 237,800 **Total** 424,700

Oakland
 Name: BRANDEIS, ARLENE L.

Valuation Report

07/15/2016

Page 2390

Map/Lot: 020-013-B-1

Account: 3131 Card: 1 of 1

Location: 311 ELLIS POND ROAD

Neighborhood 76 SALMON LK SOUTH

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B5040P144

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.13	Acres-Rear Land 1-10	3,100.00	403	100%		403
Total Acres 1.13			Land Total			186,403

Dwelling Description

Replacement Cost New

Conventional	One Story	1,636 Sqft	Grade B 110	Base	169,097
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1372 Sqft, Grade B	Basement Gar	None	Fin Bsmt	27,045
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,676
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,914
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	217,194
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	94%	100%	100%	204,162	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1994	192	B 110	3,983	Avq.	94%	100%	100%	3,744
Frame Garage	1994	672	B 110	13,247	Avq.	94%	100%	100%	12,452
Wood Deck	1994	768	B 110	9,083	Avq.	94%	100%	100%	8,538
Wood Deck	1994	200	B 110	2,366	Avq.	94%	100%	100%	2,224
Wood Deck	1994	40	B 110	473	Avq.	94%	100%	100%	445
1,636 SFLA									27,403

Outbuilding Total 27,403

Acpt Land 186,400 **Accepted Bldg** 231,600 **Total** 418,000

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1924P60
 Reference 2 B9898P194
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.78	Acres-Frontage 1	5,000.00	3,900	100%	Excess Frt	3,900
					Land Total	33,900

Dwelling Description

Replacement Cost New

Conventional	Two Story	720 Sqft	Grade C 100	Base	95,508
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	640 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,856
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	5,363
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	GOOD	TYPICAL	Average	Typical	117,027
Functional Obsolescence						Value(Rcnld)
None						89,245

Outbuildings/Additions/Improvements				Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1 Story/BASEMENT	1993	1088	C 110	73,723	Avq.	97%	93%	100%
ONE STORY FRAME	1972	168	C 100	8,702	Avq.	82%	93%	100%
1SFr Overhang	1972	60	C 100	3,108	Avq.	82%	93%	100%
Open Frame Porch	1972	120	C 100	1,820	Avq.	82%	100%	100%
Frame Garage	1972	624	C 100	8,736	Avq.	82%	100%	100%
Patio	1972	210	C 100	588	Avq.	82%	100%	100%
Frame Shed	1972	288	C 100	2,016	Avq.	55%	100%	100%
Frame Shed	1972	288	C 100	2,016	Avq.	55%	100%	100%
Wood Deck	2010	96	C 100	806	Avq.	97%	100%	100%
2,756 SFLA						Outbuilding Total		87,650

Acpt Land	33,900	Accepted Bldg	176,900	Total	210,800
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Oakland
 Name: PONITZ, NATHAN W. & GEOFFREY C.,

Valuation Report

07/15/2016

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Map/Lot:

020-014-01

Account: 4524 Card: 1 of 1

Location:

655 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Paved

Sale Data
 Sale Date 05/06/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Other Source
 Validity Related Parties

Reference 1 B9898P196

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
3.02	Acres-Frontage 1	5,000.00	15,100	73%	Excess Frt	11,023	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
20.57	REAR2-Rear 21+	500.00	10,285	100%		10,285	
Total Acres 44.59						Land Total	71,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2011	936	B 100	21,805	Ava.	97%	100%	100%	21,151
Outbuilding Total									21,151

Acpt Land

71,300

Accepted Bldg

21,200 **Total**

92,500

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 01/17/2002
Sale Price: 165,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B6780P265 JT
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
8.80	Acres-Rear Land 1-10	2,000.00	17,600	100%		17,600
Total Acres 9.80					Land Total	47,600

Dwelling Description

Replacement Cost New

Contemporary Exterior	One & 3/4 Story	643 Sqft	Grade C 110	Base	90,750
Dwelling Units	WOOD SHINGLE	Masonry Trim	None	Trim	0
	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	656 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,102
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,049
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	TYPICAL	TYPICAL	Above Average	Typical	111,755	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		84%	100%	100%	93,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1983	115	C 110	7,792	Avq+	84%	100%	100%	6,545
ONE STORY FRAME	1983	30	C 110	1,709	Avq+	84%	100%	100%	1,436
1 Story/BASEMENT	1983	336	C 110	22,767	Avq+	84%	100%	100%	19,124
Wood Deck	1983	1023	C 110	9,453	Avq+	84%	100%	100%	7,941
1.50 ST GARAGE..	1983	480	C 110	9,610	Avq+	84%	100%	100%	8,072
Frame Shed	1983	55	C 110	423	Avq+	84%	100%	100%	355
Swimming Pool	1983	512	C 100	7,000	Avq.	99%	100%	100%	6,930
1,606 SFLA									50,403

Acpt Land	47,600	Accepted Bldg	144,300	Total	191,900
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Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/17/2015
Sale Price 289,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11958P137
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.20	Acres-Rear Land 1-10	2,000.00	2,400	100%		2,400
Total Acres 2.20			Land Total			32,400

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,487 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	266,206 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,725
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	2			Fireplace	6,720
Insulation	Heavy			Insulation	3,331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	294,702
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	92%	100%	262,992	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	576	A 100	12,902	Avq.	97%	100%	100%	12,515
Encl Frame Porch	2005	30	A 100	1,568	Avq.	97%	100%	100%	1,521
Wood Deck	2005	60	A 100	806	Avq.	97%	100%	100%	782
Wood Deck	2015	306	B 110	3,620	Avq.	97%	100%	100%	3,511
2,974 SFLA									18,329

Acpt Land 32,400 **Accepted Bldg** 281,300 **Total** 313,700

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6315P317
 Reference 2 B7592P343
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 10/01/2000
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
1.24	Acres-Rear Land 1-10	2,000.00	2,480	100%		2,480
Total Acres 3.24						Land Total 37,480

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,080 Sqft Masonry Trim Roof Cover	Grade B 100 144Sqft Asphalt Shingles	Base Trim Roof	164,828 774 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	936 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,773
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,812
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	4			Fireplace	10,752
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	GOOD	Average	Typical	206,390			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	95% 100%	164,699			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	273	B 100	18,101	Avq.	84%	95%	100%	14,445
Open Frame Porch	1976	65	B 100	1,344	Avq.	84%	100%	100%	1,129
Wood Deck	1976	510	B 100	5,484	Avq.	84%	100%	100%	4,607
1.25 ST GARAGE..	1976	624	B 100	12,859	Avq.	84%	100%	100%	10,802
Frame Garaqe	1976	400	C 100	5,600	Avq.	85%	100%	100%	4,760
2,433 SFLA									
Outbuilding Total 35,743									

Acpt Land 37,500 **Accepted Bldg** 200,400 **Total** 237,900

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1994
 Sale Price: 295,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4744P087
 Reference 2: B10645P262
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
3.64	Acres-Rear Land 1-10	2,000.00	7,280	100%		7,280
Total Acres 5.64						Land Total 42,280

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,232 Sqft	Grade A 100	Base	233,077
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1264 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,696
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,714
Rooms	8	HEARTHES	ONE HEARTH	HEARTHES	1,344
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	12,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	GOOD	GOOD	Average	Typical	277,287			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		91%	92%	100%			
Value(Rcnld)						232,145			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1989	256	A 100	25,231	Avq.	91%	92%	100%	21,123
1 Story/BASEMENT	1989	256	A 100	25,231	Avq.	91%	92%	100%	21,123
1.50 ST GARAGE..	1989	1200	A 100	34,944	Avq.	91%	100%	100%	31,799
Open Frame Porch	1989	64	A 100	1,658	Avq.	91%	100%	100%	1,509
Wood Deck	1989	768	A 100	10,322	Avq.	91%	100%	100%	9,393
Outbuilding Total									84,947
Acpt Land		42,300		Accepted Bldg		317,100		Total	359,400

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/01/2012
Sale Price: 315,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B11056P349
Reference 2:
Tran/Land/Bldg: 1 1 12
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.33	Acres-Rear Land 1-10	2,000.00	6,660	100%		6,660
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
Total Acres 4.83			Land Total			57,873

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,170 Sqft	Grade C 110	Base	133,304
Exterior	CLAPBOARD	Masonry Trim	160Sqft	Trim	739
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-5,405
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,757
Rooms	13	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	10,164
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1928	0	GOOD	GOOD	Average	Typical	148,179
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	83% 100%	79,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	1160	B 100	76,913	Avq.	86%	83%	100%	54,900
ONE STORY FRAME	1980	360	B 100	23,870	Avq.	86%	83%	100%	17,038
1 Story/BASEMENT	1980	504	B 100	39,739	Avq.	86%	83%	100%	28,366
Open Frame Porch	1980	240	B 100	4,480	Avq.	86%	100%	100%	3,853
Wood Deck	1986	112	B 100	1,204	Avq.	89%	100%	100%	1,072
3/4S AD/GAR.....	1980	1200	C 110	67,914	Avq.	86%	100%	100%	58,406
Encl Frame Porch	2005	124	C 100	3,612	Avq.	97%	100%	100%	3,504
3,779 SFLA									
Outbuilding Total									167,139

Acpt Land 57,900 **Accepted Bldg** 247,100 **Total** 305,000

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 06/01/2012
Sale Price: 0
Sale Type: Buildings Only
Financing: Unknown
Verified: Buyer
Validity: Other Non Valid

Reference 1: B11056P349
Reference 2:
Tran/Land/Bldg: 1 1 13
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 3 OTHER Units-0	1,392 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	157,538 0 0
Foundation	Concrete Slab	Basement	None	Basement	-14,616
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1958	0	TYPICAL	TYPICAL	Below Average	Typical	151,322				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		69%	77%	100%	80,397			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
3/4S AD/GAR.....	1980	324	C 100	16,670	Avg-	69%	100%	100%	11,502	
1 Storr/BASEMENT	1980	836	C 100	51,498	Avg.	85%	57%	100%	24,951	
Wood Deck	1980	156	C 100	1,310	Avg.	70%	100%	100%	917	
Wood Deck	1980	40	C 100	336	Avg.	85%	100%	100%	286	
Frame Shed	1980	96	C 100	672	Avg.	75%	100%	100%	504	
3,272 SFLA									38,160	
Acpt Land				0	Accepted Bldg		118,600	Total		118,600

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
Topography LevelSteep
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 06/12/2015
Sale Price 241,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B12009P306

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	186,000	172,796	100%		172,796
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000
3.61	Acres-Rear Land 11-20	1,860.00	6,715	100%		6,715
Total Acres 14.41						Land Total 210,511

Dwelling Description

Replacement Cost New

Other	One Story	834 Sqft	Grade C 90	Base	63,625
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	1/2 Bmt	Basement	-3,678
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Hot Water BB	Cooling	0% None	Heat	-467
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	Full Finished			Attic	13,658
FirePlaces	1			Fireplace	1,890
Insulation	Minimal			Insulation	-1,051
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1947	0	TYPICAL	TYPICAL	Above Average	Typical	76,245	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		71%	100%	100%	54,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1947	16	C 90	328	Avq+	71%	100%	100%	233
1.25 ST GARAGE..	1960	600	C 100	9,660	Avq.	74%	100%	100%	7,148
834 SFLA									
Outbuilding Total									7,381

Acpt Land 210,500 **Accepted Bldg** 61,500 **Total** 272,000

Oakland
 Name: WOOD, DONALD W.

Valuation Report

07/15/2016

Page 2400

Map/Lot:

021-002-03

Account: 3529 Card: 1 of 1

Location:

WHEELER CAMP TRIAL

Neighborhood 1 VILLAGE.....

Zoning/Use SHORELAND..... & Residential
 Topography Rolling
 Utilities Septic System
 Street Private

Reference 1 B12009P296

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	3,100.00	31,000	50%	Restrictio	12,000
Total Acres 1.00					Land Total	12,000

Acpt Land	12,000	Accepted Bldg	0	Total	12,000
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Account: 1936 Card: 1 of 1

Map/Lot: 021-002-1
 Location: 209 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography LevelRough
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B5029P205
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	186,000	166,122 100%		166,122
Total Acres 0.71				Land Total	166,122

Dwelling Description

Replacement Cost New

Other	One Story	840 Sqft	Grade D 100	Base	56,851
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,878
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,528
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,208
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-941
Unfin. Living Area	80%			Unfinished	-4,516

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1935	0	TYPICAL	Old Type	Average	Typical	52,548			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	34,156			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1935	24	D 100	381	Avq.	65%	100%	100%	248
Frame Shed	1935	48	D 100	269	Avq.	65%	100%	100%	175
Wood Deck	1975	120	D 100	806	Avq.	65%	100%	100%	524
168 SFLA						Outbuilding Total			947

Acpt Land 166,100 **Accepted Bldg** 35,100 **Total** 201,200

Oakland
 Name: WOOD, DONALD W.

Valuation Report

07/15/2016

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Map/Lot: 021-002-2

Account: 1989 Card: 1 of 1

Location: 114 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3091P118
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	186,000	171,358	100%		171,358
Total Acres 0.78						171,358

Dwelling Description				Replacement Cost New		
Other	One & 3/4 Story	393 Sqft	Grade D 100	Base		48,752
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-3,301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-2,890
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-771
Unfin. Living Area	99%			Unfinished		-4,577

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1921	0	TYPICAL	TYPICAL	Below Average	Typical	37,213
Functional Obsolescence						Value(Rcnld)
None						22,328

Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1921	155	D 100	6,423	Avq-	60%	100%	100%	3,854
Open Frame Porch	1921	306	D 100	3,539	Avq-	60%	100%	100%	2,123
Wood Deck	1988	128	C 100	1,075	Avq.	91%	100%	100%	978
Frame Garage	1940	378	D 100	4,234	Fair	50%	100%	100%	2,117
162 SFLA									9,072

Acpt Land 171,400 **Accepted Bldg** 31,400 **Total** 202,800

Valuation Report

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/28/2012
 Sale Price 275,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11184P096 JT
 Reference 2
 Tran/Land/Bldg 2 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
0.08	Acres-Rear Land 1-10	3,100.00	248	100%		248
Total Acres 0.83			Land Total			169,402

Dwelling Description

Replacement Cost New

Log	One & 1/2 Story	560 Sqft	Grade D 110	Base	61,566
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,244
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	55,135
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		77%	100% 100%	42,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	2000	240	D 110	10,940	Avq.	97%	100%	100%	10,612
Open Frame Porch	1965	200	D 110	2,587	Avq.	77%	100%	100%	1,992
Open Frame Porch	1965	780	D 110	9,733	Avq.	77%	100%	100%	7,494
Frame Shed	1995	64	D 100	358	Avq.	95%	100%	100%	340
ONE STORY FRAME	2000	42	D 110	1,914	Avq+	97%	100%	100%	1,857
1,122 SFLA									22,295

Outbuilding Total 22,295

Acpt Land 169,400 **Accepted Bldg** 64,700 **Total** 234,100

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography RollingRough
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5419P231

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	186,000	180,952 100%		180,952
Total Acres 0.92				Land Total	180,952

Dwelling Description

Replacement Cost New

Conventional	Two Story	320 Sqft	Grade D 100	Base	46,838
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,688
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-672
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-717
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Average	Typical	40,678
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		67%	100%	100%
						Value(Rcnld)
						27,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	240	D 100	9,946	Avq.	67%	100%	100%	6,664
Encl Frame Porch	1948	160	D 100	3,696	Avq.	67%	100%	100%	2,476
Wood Deck	1980	192	D 100	1,291	Avq.	67%	100%	100%	865
Wood Deck	1980	72	D 100	484	Avq.	67%	100%	100%	324
Wood Deck	1995	72	D 100	484	Avq.	95%	100%	100%	460
Frame Shed	1955	96	D 100	538	Avq.	71%	100%	100%	382
Frame Shed	2004	120	C 100	840	Avq.	97%	100%	100%	815
880 SFLA									
Outbuilding Total									11,986

Acpt Land	181,000	Accepted Bldg	39,200	Total	220,200
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Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1420P810JT
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	186,000	126,375	100%		126,375
0.18	Acres-Rear Land 1-10	3,100.00	558	100%		558
Total Acres 0.49			Land Total			126,933

Dwelling Description

Replacement Cost New

Other	One Story	648 Sqft	Grade D 100	Base	48,337
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,722
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-726
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Average	Typical	37,941			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		75%	100% 100%	28,456			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1962	216	D 100	2,531	Avq.	75%	100%	100%	1,898
Wood Deck	1990	108	D 100	725	Avq.	92%	100%	100%	667
648 SFLA						Outbuilding Total			2,565

Acpt Land	126,900	Accepted Bldg	31,000	Total	157,900
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Oakland
 Name: MERRILL, ROBERT E.

Valuation Report

07/15/2016

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Map/Lot: 021-006

Account: 1854 Card: 1 of 2

Location: 143 SMALL SHORE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/17/2003
 Sale Price 210,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7796P344

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	186,000	184,140	100%		184,140
Total Acres 0.97						184,140

Dwelling Description

Replacement Cost New

Other	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-8,938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,134
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	1999	TYPICAL	TYPICAL	Very Good	Typical	75,535			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		91%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2001	90	C 100	756	Avg.	97%	100%	100%	733
Frame Shed	1952	78	D 100	437	Avg.	70%	100%	100%	306
912 SFLA									1,039

Acpt Land 184,100 **Accepted Bldg** 69,800 **Total** 253,900

Oakland
 Name: MERRILL, ROBERT E.

Valuation Report

07/15/2016

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Map/Lot: 021-006

Account: 1854 Card: 2 of 2

Location: 141 SMALL SHORE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 12/17/2003
 Sale Price 210,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6190P050

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Other	One Story	440 Sqft	Grade D 110	Base	40,853
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,066
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,232
Heating	100% Not Heated	Cooling	0% None	Heat	-2,033
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-739
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	440	Insulation	-542
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Above Average	Typical	34,705
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
None	None			75%	100%	100%

Value(Rcld)
 26,029

Acpt Land 0 **Accepted Bldg** 26,000 **Total** 26,000

Oakland
Name: MERRILL, ROBERT E.

Valuation Report

07/15/2016

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Map/Lot:

021-006

Account: 1854

Location:

141 SMALL SHORE TRAIL

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	184,100	69,800	253,900	184,100	69,800	253,900
2	0	26,000	26,000	0	26,000	26,000
TOTAL	184,100	95,800	279,900	184,100	95,800	279,900

Oakland
 Name: SATALOFF, JOANNE

Valuation Report

07/15/2016

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Map/Lot: 021-006-2

Account: 3106 Card: 1 of 1

Location: TOWN FARM ROAD (OFF)

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 08/14/2003
 Sale Price 75,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8571P221

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	90%	Vacancy	167,400
1.75	Acres-Frontage 1	120,900	211,575	81%	Excess Frt	171,376
1.55	Acres-Rear Land 1-10	3,100.00	4,805	100%		4,805
Total Acres 4.30					Land Total	343,581

Acpt Land 343,600 **Accepted Bldg** 0 **Total** 343,600

Oakland
 Name: SATALOFF, JOANNE

Valuation Report

07/15/2016

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Map/Lot:

021-006-3

Account: 3105 Card: 1 of 1

Location:

TOWN FARM ROAD (OFF)

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/01/1994
 Sale Price 85,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 B4682P193

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	90%	Vacancy	167,400
0.28	Acres-Frontage 1	120,900	33,852	100%	Excess Frt	33,852
1.85	Acres-Rear Land 1-10	3,100.00	5,735	100%		5,735
Total Acres 3.13					Land Total	206,987

Acpt Land 207,000 **Accepted Bldg** 0 **Total** 207,000

Oakland
 Name: WHITMORE, WILLIAM M.

Valuation Report

07/15/2016

Page 2411

Map/Lot: 021-007

Account: 2536 Card: 1 of 1

Location: SMALL SHORE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 07/26/2002
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6998P126

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	186,000	130,287	90%	Vacancy	117,258
Total Acres 0.34				Land Total		117,258
Acpt Land		117,300	Accepted Bldg		0	Total
						117,300

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/26/2002
 Sale Price 225,000
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6998P126

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.18	Acres-Frontage 1	120,900	21,762	100%	Excess Frt	21,762
0.55	Acres-Rear Land 1-10	3,100.00	1,705	100%		1,705
Total Acres 1.73					Land Total	209,467

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	508 Sqft	Grade C 100	Base	70,858
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-4,978
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	5,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	2011	GOOD	GOOD	Average	Typical	72,600			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	62,436			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	216	B 100	14,322	Avq.	86%	100%	100%	12,317
Encl Frame Porch	1980	224	C 100	6,412	Avq.	86%	100%	100%	5,514
Wood Deck	1980	90	C 100	756	Avq.	86%	100%	100%	650
Frame Shed	2009	252	A 100	2,822	Avq.	97%	100%	100%	2,737
Frame Shed	2009	128	C 100	896	Avq.	97%	100%	100%	869
Frame Shed	2011	12	C 100	84	Avq.	97%	100%	100%	81
1,105 SFLA									22,168

Acpt Land 209,500 **Accepted Bldg** 84,600 **Total** 294,100

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4829P037
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	186,000	143,954 100%		143,954
Total Acres 0.46				Land Total	143,954

Dwelling Description

Replacement Cost New

Conventional	One Story	468 Sqft	Grade D 100	Base	39,289
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,931
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,966
Rooms	7	HEARTHES	ONE HEARTH	HEARTHES	672
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,048
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-524
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	TYPICAL	Above Average	Typical	34,588
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		74%	100%	100%
						25,595

Outbuildings/ Additions/ Improvements				Condition		Layout			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1970	456	D 100	18,897	Avq+	74%	100%	100%	13,984
Frame Shed	1953	112	C 100	784	Avq.	70%	100%	100%	549
Frame Shed	1953	48	D 100	269	Avq.	70%	100%	100%	188
Open Frame Porch	1953	180	D 100	2,128	Avq+	74%	100%	100%	1,575
924 SFLA									
Outbuilding Total									16,296

Acpt Land	144,000	Accepted Bldg	41,900	Total	185,900
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Valuation Report

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography LevelRolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 05/01/1994
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4683P003

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	186,000	129,010 100%		129,010
Total Acres 0.33				Land Total	129,010

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	576 Sqft	Grade C 110	Base	78,366
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,990
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	924
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	63,655
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	54,107	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	168	C 100	4,844	Avq.	97%	100%	100%	4,699
Frame Shed	2001	192	C 100	1,344	Avq.	97%	100%	100%	1,304
2S Frame Garage	2007	624	B 100	16,773	Avq.	97%	100%	100%	16,270
ONE STORY FRAME	2011	160	B 100	10,609	Avq.	97%	100%	100%	10,291
Wood Deck	2011	64	C 100	538	Avq.	97%	100%	100%	522
1,024 SFLA									33,086

Acpt Land 129,000 **Accepted Bldg** 87,200 **Total** 216,200

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography LevelRolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1613P329

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.13	Acres-Rear Land 1-10	3,100.00	403	100%		403
Total Acres 1.13			Land Total			186,403

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 100	Base	63,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,780
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Floor & Stairs			Attic	2,016
FirePlaces	1			Fireplace	2,100
Insulation	None			Insulation	-1,008
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	1992	TYPICAL	TYPICAL	Very Good	Typical	55,776			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	50,756				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	960	C 100	49,728	V.G.	91%	100%	100%	45,252
Wood Deck	1992	216	C 100	1,814	V.G.	91%	100%	100%	1,651
1.50 ST GARAGE..	2004	676	B 100	15,749	Avq.	97%	100%	100%	15,277
1,680 SFLA									62,180
Outbuilding Total									

Acpt Land 186,400 **Accepted Bldg** 112,900 **Total** 299,300

Valuation Report

Map/Lot: 021-012

Account: 378 Card: 1 of 1

Location: 167 SMALL SHORE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6093P106

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	186,000	160,529	100%		160,529
Total Acres 0.64						160,529

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	940 Sqft	Grade B 100	Base	128,501
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-9,475
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Average	Typical	123,864			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	95%	100%			
Outbuildings/Additions/Improvements						Value (Rcnld)			
None						114,141			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	80	B 100	1,613	Avg.	97%	100%	100%	1,565
1,410 SFLA									1,565
Outbuilding Total						1,565			

Acpt Land 160,500 **Accepted Bldg** 115,700 **Total** 276,200

Valuation Report

Map/Lot: 021-013

Account: 870 Card: 1 of 1

Location: 345 SMALL SHORE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography RollingRough
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/1999
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6093P106

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
Total Acres 0.50						147,970

Dwelling Description				Replacement Cost New		
Garrison	Two Story	608 Sqft	Grade B 110	Base		122,302
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		2,365
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	GOOD	GOOD	Average	Typical	124,667			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	98%	100%			
Outbuildings/Additions/Improvements						Value (Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2000	676	B 110	70,624	Avg.	97%	98%	100%	67,135
Patio	2000	312	B 110	1,231	Avg.	97%	100%	100%	1,194
1,892 SFLA						Outbuilding Total			68,329

Acpt Land	148,000	Accepted Bldg	186,800	Total	334,800
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Oakland
 Name: HIEBEL, MARTHA H.

Valuation Report

07/15/2016

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Map/Lot: 021-014

Account: 145 Card: 1 of 1

Location: 351 SMALL SHORE TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2109P166
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	186,000	130,287 100%		130,287
Total Acres 0.34				Land Total	130,287

Dwelling Description

Replacement Cost New

Other	One Story	864 Sqft	Grade D 105	Base	60,936
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,810
Rooms	5	HEARTH	ONE HEARTH	HEARTH	706
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,550
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,016
Unfin. Living Area	75%			Unfinished	-4,572

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	1985	TYPICAL	TYPICAL	Above Average	Typical	48,125			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		73%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1985	60	D 105	423	Avq+	73%	100%	100%	309
Wood Deck	1985	290	D 100	1,949	Avq.	89%	100%	100%	1,735
Frame Shed	2005								500
----- S O U N D V A L U E -----									
216 SFLA						Outbuilding Total			2,544

Acpt Land 130,300 **Accepted Bldg** 37,700 **Total** 168,000

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2275P46
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%	Excess Frt	6,000
0.82	Acres-Rear Land 1-10	2,400.00	1,968	100%		1,968
Total Acres 2.82			Land Total			43,968

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	90,461
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,016
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	95,997			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	82,557			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1980	34	C 100	1,761	Avq.	86%	100%	100%	1,514
Wood Deck	2003	150	C 100	1,260	Avq.	97%	100%	100%	1,222
Encl Frame Porch	2003	120	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Garage	1994	672	C 100	9,408	Avq.	94%	100%	100%	8,844
1,258 SFLA									
Outbuilding Total									14,975

Acpt Land	44,000	Accepted Bldg	97,500	Total	141,500
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Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Above StreetRolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2001
 Sale Price 77,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6597P275

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.38	Acres-Rear Land 1-10	2,400.00	912	100%		912
Total Acres 1.38			Land Total			36,912

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	806 Sqft	Grade C 100	Base	89,660
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,979
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	93,479			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	80%	99%	100%	74,035				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1970	208	C 100	10,774	Avq.	80%	99%	100%	8,533
ONE STORY FRAME	2002	320	C 100	16,576	Avq.	97%	99%	100%	15,918
Swimming Pool	1992	512	C 100	7,000	Avq.	99%	100%	100%	6,930
Wood Deck	1992	658	C 100	5,527	Avq.	93%	100%	100%	5,140
Open Frame Porch	2003	284	C 100	4,116	Avq.	97%	100%	100%	3,993
1,737 SFLA				Outbuilding Total					40,514

Acpt Land

36,900

Accepted Bldg

114,500

Total

151,400

Oakland
 Name: PINNEY, VERNE D.

Valuation Report

07/15/2016

Page 2421

Map/Lot: 021-017

Account: 1842 Card: 1 of 1

Location: 5 SMALL SHORE TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2370P89
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.42	Acres-Frontage 1	6,000.00	2,520	100%		2,520
Total Acres 1.42			Land Total			38,520

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 100	Base	116,738
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	520 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,460
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	2001	TYPICAL	TYPICAL	Good	Typical	125,558
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	90%	99%	100%	111,872	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1988	264	C 100	2,218	Avq.	91%	100%	100%	2,018
Frame Garage	1978	1040	C 100	14,560	Avq.	85%	100%	100%	12,376
Carport/Canopy	1978	240	C 100	1,512	Avq.	85%	100%	100%	1,285
Frame Shed	2002	400	B 100	3,584	Avq.	97%	100%	100%	3,476
1,820 SFLA									19,155
Outbuilding Total									19,155

Acpt Land 38,500 **Accepted Bldg** 131,000 **Total** 169,500

Oakland
 Name: PINNEY, JEANNIE S.

Valuation Report

07/15/2016

Page 2422

Map/Lot: 021-018

Account: 4356 Card: 1 of 1

Location: SMALL SHORE TRAIL

Neighborhood 24 TOWN FARM ROAD..
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography RollingLevel
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5419P231

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
84.70	Acres-Mixed Wood	459.60	38,928	100%		38,928	
5.36	Acres-Wasteland	60.00	322	100%		322	
Total Acres 90.06					Land Total	39,250	

Acpt Land	39,300	Accepted Bldg	0	Total	39,300
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Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/01/2001
 Sale Price: 149,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6464P203
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 65 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.03	Acres-Rear Land 1-10	2,400.00	72	100%		72
Total Acres 1.03					Land Total	36,072

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	952 Sqft Masonry Trim Roof Cover	Grade C 100 None Sheet Metal	Base Trim Roof	116,945 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,691
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Good	Typical	126,676
Functional Obsolescence						Value(Rcnld)
None						110,740

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	288	C 100	14,918	Good	93%	94%	100%	13,042
Open Frame Porch	1988	170	C 100	2,520	Good	93%	100%	100%	2,344
Frame Garage	1988	576	C 100	8,064	Good	93%	100%	100%	7,500
Wood Deck	1988	250	C 100	2,100	Good	93%	100%	100%	1,953
Frame Shed	1999	96	C 100	672	Avq.	97%	100%	100%	652
ONE STORY FRAME	2005	317	B 100	21,018	Avq.	97%	94%	100%	19,164
Frame Shed	2005	165	C 100	1,155	Avq.	97%	100%	100%	1,120
Wood Deck	2006	468	B 100	5,032	Avq.	97%	100%	100%	4,881
Jacuzzi #	2007	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Outbuilding Total									54,051

Acpt Land	36,100	Accepted Bldg	164,800	Total	200,900
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Oakland
 Name: WOODARD, LISA B.

Valuation Report

07/15/2016

Page 2424

Map/Lot:

021-018-02

Account: 2115 Card: 1 of 1

Location:

74 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/15/2006
 Sale Price: 0
 Sale Type:
 Financing:
 Verified:
 Validity: Validity

Reference 1: B8947P328
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.03	Acres-Rear Land 1-10	2,400.00	72	100%		72
Total Acres 1.03			Land Total			36,072

Dwelling Description

Replacement Cost New

Conventional	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Fair	Typical	76,707
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		87%	76%	100%
						50,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1989	516	C 100	26,729	Fair	87%	76%	100%	17,673
1S AD/GAR.....	1989	912	C 100	67,670	Fair	87%	76%	100%	44,743
Open Frame Porch	1989	320	C 100	4,620	Fair	87%	80%	100%	3,215
Wood Deck	1989	72	C 100	605	Fair	87%	80%	100%	421
Swimming Pool	1989	512	C 100	7,000	Avq.	99%	20%	100%	1,386
Frame Shed	2004	80	C 100	560	Avq.	97%	100%	100%	543
Patio	1995	576	C 100	1,613	Avq.	95%	100%	100%	1,532
Frame Shed	2000	96	C 100	672	Avq.	97%	100%	100%	652
Frame Shed	2005	64	B 100	574	Avq.	97%	100%	100%	557
2,468 SFLA	Outbuilding Total								70,722

Acpt Land 36,100 **Accepted Bldg** 121,400 **Total** 157,500

Oakland
 Name: SOMMERS, JEANNE C.P.

Valuation Report

07/15/2016

Page 2425

Map/Lot:

021-018-03

Account: 3427 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/05/2006
 Sale Price 43,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9052P042

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.45	Acres-Rear Land 1-10	2,400.00	1,080	100%		1,080
Total Acres 1.45					Land Total	29,880

Acpt Land 29,900 **Accepted Bldg** 0 **Total** 29,900

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	12/01/1999
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1: B6117P298
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.32	Acres-Frontage 1	6,000.00	1,920	100%		1,920
0.49	Acres-Rear Land 1-10	2,400.00	1,176	100%		1,176
Total Acres 1.81			Land Total			39,096

Dwelling Description

Replacement Cost New

Conventional	One Story	1,552 Sqft	Grade C 105	Base	120,669
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,015
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	TYPICAL	TYPICAL	Average	Typical	127,330			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2004	168	B 100	1,806	Avq.	97%	100%	100%	1,752
Frame Shed	2001								300
1,552 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			2,052

Acpt Land	39,100	Accepted Bldg	125,600	Total	164,700
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Oakland
 Name: HAWORTH, STEPHEN

Valuation Report

07/15/2016

Page 2427

Map/Lot:

021-018-06

Account: 4166 Card: 1 of 2

Location:

103 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B7650P131
 Reference 2: B10988P340
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	125%	View/Envir	56,250
7.00	Acres-Rear Land 1-10	3,000.00	21,000	100%		21,000
Total Acres 8.00						77,250

Dwelling Description

Replacement Cost New

Conventional	One Story	1,124 Sqft	Grade A 100	Base	155,863
Exterior	BRICK/STONE	Masonry Trim	600Sqft	Trim	4,032
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	6,697
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	1,259
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	177,931
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		97%	84%	90%
						130,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	2007	576	A 100	80,640	Avq.	97%	84%	90%	59,135
Open Frame Porch	2007	209	A 100	4,906	Avq.	97%	90%	90%	3,855
Encl Frame Porch	2007	120	A 100	5,600	Avq.	97%	90%	90%	4,400
Wood Deck	2007	642	A 100	8,628	Avq.	97%	100%	90%	7,532
1 Story/BASEMENT	2007	80	A 100	7,885	Avq.	97%	84%	90%	5,782
ONE STORY FRAME	2007	120	A 100	9,946	Avq.	97%	84%	90%	7,294
1 Story/BASEMENT	2007	64	A 100	6,308	Avq.	97%	84%	90%	4,626
Masonry Garage	2007	720	A 100	17,741	Avq.	97%	100%	90%	15,488
Frame Shed	2007	54	A 100	605	Avq.	97%	100%	90%	528
1 Story/BASEMENT	2007	120	A 100	11,827	Avq.	97%	84%	90%	8,673
2,660 SFLA									
Outbuilding Total									117,313

Acpt Land

77,300

Accepted Bldg

247,800

Total

325,100

Oakland
 Name: HAWORTH, STEPHEN

Valuation Report

07/15/2016

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Map/Lot:

021-018-06

Account: 4166 Card: 2 of 2

Location:

99 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7650P131

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FRAME ..	2004	2464	B 110	145,711	Ava.	97%	100%	90%	127,206
BSMT UNFINISHED.	2004	1120	B 110	21,605	Ava.	97%	100%	90%	18,861
Unfinished Attic	2004	1344	B 110	5,299	Ava.	97%	100%	90%	4,626
Frame Shed	2006	180	B 100	1,613	Ava.	97%	100%	90%	1,409
Frame Shed	2007				----	SOUND	VALUE	----	500
WIND TURBINE	2006				----	SOUND	VALUE	----	7,000
2,660 SFLA									
								Outbuilding Total	159,602
Acpt Land			0	Accepted Bldg			159,600	Total	159,600

Oakland
Name: HAWORTH, STEPHEN

Valuation Report

07/15/2016

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Map/Lot:

021-018-06

Account: 4166

Location:

99 EAST SIDE TRAIL

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	77,300	247,800	325,100	77,300	247,800	325,100
2	0	159,600	159,600	0	159,600	159,600
TOTAL	77,300	407,400	484,700	77,300	407,400	484,700

Oakland
 Name: RUSHTON, SARA L.

Valuation Report

07/15/2016

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Map/Lot:

021-018-07

Account: 4243 Card: 1 of 1

Location:

35 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	11/14/2013
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11573P308

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.84	Acres-Frontage 1	7,500.00	6,300	100%	Excess Frt	6,300
1.43	Acres-Rear Land 1-10	3,000.00	4,290	100%		4,290
Total Acres 3.27					Land Total	46,590

Acpt Land	46,600	Accepted Bldg	0	Total	46,600
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Oakland
Name: PINNEY, JEANIE S.

Valuation Report

07/15/2016

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Map/Lot:

021-018-08

Account: 4244 Card: 1 of 1

Location:

EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
Topography Rolling
Utilities NoWater/NoSewer
Street Private

Reference 1 B5419P231

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.61	Acres-Rear Land 1-10	3,000.00	1,830	100%		1,830
Total Acres 1.61				Land Total		37,830
Acpt Land		37,800	Accepted Bldg		0	Total
						37,800

Oakland
 Name: SMART, JESSICA O'HALLORAN

Valuation Report

07/15/2016

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Map/Lot:

021-018-09

Account: 4245 Card: 1 of 1

Location:

55 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/17/2015
Sale Price	32,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12186P189

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.09	Acres-Frontage 1	7,500.00	675	100%	Excess Frt	675
0.59	Acres-Rear Land 1-10	3,000.00	1,770	100%		1,770
Total Acres 1.68					Land Total	38,445

Acpt Land	38,400	Accepted Bldg	0	Total	38,400
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Oakland
 Name: PINNEY, JEANIE S.

Valuation Report

07/15/2016

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Map/Lot:

021-018-10

Account: 4246 Card: 1 of 1

Location:

EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5419P231

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.83	Acres-Rear Land 1-10	3,000.00	2,490	100%		2,490
Total Acres 1.83					Land Total	38,490

Acpt Land 38,500 **Accepted Bldg** 0 **Total** 38,500

Oakland
 Name: HELLEN, RONALD J.

Valuation Report

07/15/2016

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Map/Lot:

021-018-11

Account: 4247 Card: 1 of 1

Location:

EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 04/07/2010
 Sale Price 37,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10386P299

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	80%	Vacancy	36,000
0.01	Acres-Frontage 1	7,500.00	75	100%	Excess Frt	75
0.35	Acres-Rear Land 1-10	3,000.00	1,050	100%		1,050
Total Acres 1.36					Land Total	37,125

Acpt Land 37,100 **Accepted Bldg** 0 **Total** 37,100

Oakland
 Name: DILLON, BROOKE D.

Valuation Report

07/15/2016

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Map/Lot:

021-018-12

Account: 4248 Card: 1 of 1

Location:

85 EAST SIDE TRAIL

Neighborhood 42 EAST SIDE TRAIL

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	03/20/2015
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B11937P93

Reference 2:

Tran/Land/Bldg: 2 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
0.12	Acres-Frontage 1	7,500.00	900	100%	Excess Frt	900
0.20	Acres-Rear Land 1-10	3,000.00	600	100%		600
Total Acres 1.32			Land Total			46,500

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,120 Sqft	Grade A 100	Base	211,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	13,347
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,509
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2007	0	GOOD	GOOD	Average	Typical	240,573	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	94%	90%	197,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Carport/Canopy	2007	162	A 100	1,632	Avq.	97%	100%	90%	1,425
1.50 ST GARAGE..	2007	729	A 100	21,228	Avq.	97%	100%	90%	18,532
ONE STORY FRAME	2007	120	A 100	9,946	Avq.	97%	94%	90%	8,162
Open Frame Porch	2007	200	A 100	4,704	Avq.	97%	100%	90%	4,107
1 Story/BASEMENT	2007	186	A 100	18,332	Avq.	97%	94%	90%	15,044
Encl Frame Porch	2007	80	A 100	3,808	Avq.	97%	100%	90%	3,325
Carport/Canopy	2007	20	A 100	202	Avq.	97%	100%	90%	176
Wood Deck	2007	192	A 100	2,580	Avq.	97%	100%	90%	2,253
2,546 SFLA									
Outbuilding Total									53,024

Acpt Land

46,500

Accepted Bldg

250,400

Total

296,900

Oakland
 Name: HARTWELL, MICHAEL C.

Valuation Report

07/15/2016
 Page 2436

Map/Lot: 021-018-13
 Location: 4 SMALL SHORE TRAIL

Account: 474 Card: 1 of 1

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingLevel
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8954P097
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 06/21/2006
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.43	Acres-Rear Land 1-10	2,400.00	1,032	100%		1,032
Total Acres 1.43			Land Total			37,032

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Good	Typical	84,773
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	99% 100%	76,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2009	392	B 110	28,589	Avq.	97%	99%	100%	27,454
Frame Garage	2009	1175	B 110	23,162	Avq.	97%	100%	100%	22,467
ONE STORY FRAME	2007	435	B 100	28,843	Avq.	97%	99%	100%	27,698
Wood Deck	2007	80	B 100	860	Avq.	97%	100%	100%	834
1,835 SFLA									78,453

Acpt Land 37,000 **Accepted Bldg** 154,800 **Total** 191,800

Oakland
 Name: ROY, EUGENE S.

Valuation Report

07/15/2016

Page 2437

Map/Lot: 021-019

Account: 360 Card: 1 of 1

Location: 12 SAWDUST TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1633P236
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
7.70	Acres-Rear Land 1-10	2,400.00	18,480	100%		18,480
Total Acres 8.70			Land Total			54,480

Dwelling Description

Replacement Cost New

Conventional	Two Story	744 Sqft	Grade C 100	Base	99,680
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	108 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,210
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,666
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	Obsolete	TYPICAL	Fair	Typical	110,436			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		74%	78%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1973	90	C 100	2,660	Fair	74%	78%	100%	1,535
Open Frame Porch	1973	45	C 100	770	Fair	74%	78%	100%	445
Frame Garage	1973	378	C 100	5,292	Fair	74%	78%	100%	3,054
Wood Deck	1980	120	C 100	1,008	Avg.	86%	100%	100%	867
Frame Shed	2009								200
1,488 SFLA						----- S O U N D V A L U E -----			200
						Outbuilding Total			6,101
Acpt Land		54,500		Accepted Bldg		69,800		Total	124,300

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingRough
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1663P241
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
4.50	Acres-Rear Land 1-10	2,400.00	10,800	100%		10,800
Total Acres 5.50			Land Total			46,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	79,215
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	809 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,326
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	98,564
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	79,837	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 Story/BASEMENT	1982	378	C 100	23,285	Avq.	81%	100%	100%	18,861	
Wood Deck	1977	128	C 100	1,075	Avq.	81%	100%	100%	871	
Wood Deck	1988	35	C 100	294	Avq.	81%	100%	100%	238	
Frame Garage	1977	576	C 100	8,064	Avq.	84%	100%	100%	6,774	
Frame Shed	1977								100	
----- S O U N D V A L U E -----									100	
1,418 SFLA									Outbuilding Total	26,844

Acpt Land	46,800	Accepted Bldg	106,700	Total	153,500
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Oakland
 Name: DYER, BRENT K.

Valuation Report

07/15/2016

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Map/Lot: 021-021

Account: 164 Card: 1 of 1

Location: 106 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Rolling Steep
 Utilities Drilled Well Septic System
 Street Paved

Sale Data
 Sale Date 09/04/2015
 Sale Price 115,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12097P46

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.80	Acres-Rear Land 1-10	2,400.00	6,720	100%		6,720
Total Acres 3.80					Land Total	42,720

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	89,226
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	85%	100%	100%	75,842	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	2003	352	C 100	2,957	Avq.	97%	100%	100%	2,868
Wood Deck	1988	64	C 100	538	Avq.	85%	100%	100%	457
1.50 ST GARAGE..	1972	864	C 100	15,725	Avq.	81%	100%	100%	12,737
Swimming Pool	1980	512	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	1988	48	D 100	269	Avq.	91%	100%	100%	245
Frame Shed	2001	100	C 100	700	Avq.	97%	100%	100%	679
Wood Deck	2005	168	B 100	1,806	Avq.	97%	100%	100%	1,752
912 SFLA									
Outbuilding Total									25,668

Acpt Land 42,700 **Accepted Bldg** 101,500 **Total** 144,200

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingSteep
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2136P2

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.80	Acres-Rear Land 1-10	2,400.00	6,720	100%		6,720
Total Acres 3.80			Land Total			42,720

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,056 Sqft	Grade C 110	Base	120,649
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,293
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	2004	TYPICAL	TYPICAL	Above Average	Typical	127,714			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	82%	100%	100%	104,725				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1985	192	D 100	1,291	Avq.	89%	100%	100%	1,149
Wood Deck	1985	192	D 100	1,291	Avq.	89%	100%	100%	1,149
1.25 ST GARAGE..	1968	672	C 110	11,901	Good	85%	100%	100%	10,116
Wood Deck	1988	96	D 100	645	Avq.	91%	100%	100%	587
Open Frame Porch	2004	20	C 110	462	Avq.	97%	100%	100%	448
1,584 SFLA					Outbuilding Total				13,449
Acpt Land		42,700		Accepted Bldg		118,200		Total	160,900

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography LevelSteep
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1995
Sale Price 70,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4893P061
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.60	Acres-Rear Land 1-10	2,400.00	6,240	100%		6,240
Total Acres 3.60			Land Total			42,240

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	81,661
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	83%	100%	100%	67,779	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1989	224	C 100	11,603	Avq.	83%	100%	100%	9,630
Wood Deck	2011	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Wood Deck	2011	120	B 100	1,291	Avq.	97%	100%	100%	1,252
1,184 SFLA	Outbuilding Total								12,134

Acpt Land 42,200 **Accepted Bldg** 79,900 **Total** 122,100

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography RollingSteep
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B6214P014
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 05/01/2000
Sale Price 84,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.00	Acres-Rear Land 1-10	2,400.00	4,800	100%		4,800
Total Acres 3.00			Land Total			40,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1040 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,560
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	101,304
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						83,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2001			448	Avq.	97%	100%	100%	200
Frame Shed	2001	64	C 100	448	Avq.	97%	100%	100%	435
Wood Deck	2001	356	C 100	2,990	Avq.	97%	100%	100%	2,900
Frame Garage	2006	400	B 100	7,168	Avq.	97%	100%	100%	6,953
1,040 SFLA									
Outbuilding Total									10,488

Acpt Land 40,800 **Accepted Bldg** 93,600 **Total** 134,400

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography RollingSteep
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 10/02/2015
Sale Price 177,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12123P52

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
3.50	Acres-Rear Land 1-10	2,400.00	8,400	100%		8,400
Total Acres 4.50			Land Total			44,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,271 Sqft	Grade C 100	Base	97,614
Exterior	WOOD SHINGLE	Masonry Trim	77Sqft	Trim	323
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1064 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,896
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,132
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	122,265
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	99,035	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1972	138	C 100	2,072	Avq.	81%	100%	100%	1,678
Frame Garage	1972	336	C 100	4,704	Avq.	81%	100%	100%	3,810
2 STORY GARAGE	1965	960	D 100	16,128	Avq-	74%	80%	100%	9,548
Swimming Pool	1998	648	C 100	7,000	Avq.	96%	100%	100%	6,720
1,271 SFLA									21,756
Outbuilding Total									21,756

Acpt Land

44,400

Accepted Bldg

120,800 **Total**

165,200

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2714P105
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.20	Acres-Rear Land 1-10	2,400.00	5,280	100%		5,280
Total Acres 3.20					Land Total	41,280

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	93,240
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade D	Basement Gar	None	Fin Bsmt	11,827
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,957
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	112,224
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						96,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	216	C 100	3,164	Avq+	86%	100%	100%	2,721
Frame Garage	1988	960	C 100	13,440	Avq+	86%	90%	100%	10,402
Wood Deck	1998	80	D 100	538	Avq.	96%	100%	100%	516
Outbuilding Total									13,639

Acpt Land	41,300	Accepted Bldg	110,200	Total	151,500
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Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8317P060
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 02/25/2005
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.20	Acres-Rear Land 1-10	2,400.00	5,280	100%		5,280
Total Acres 3.20			Land Total			41,280

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,782 Sqft	Grade B 100	Base	165,237
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	891 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	19,551
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,620
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,597
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	197,381
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	90% 100%	172,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	2005	26	B 100	1,723	Avq.	97%	90%	100%	1,504
1SFr Overhanq	2005	26	B 100	1,723	Avq.	97%	90%	100%	1,504
Wood Deck	2006	128	B 100	1,376	Avq.	97%	100%	100%	1,335
Frame Shed	2009	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1,834 SFLA									5,386
Outbuilding Total									5,386

Acpt Land 41,300 **Accepted Bldg** 177,700 **Total** 219,000

Valuation Report

Account: 811 Card: 1 of 7

Location: 113 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/29/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2941P183
 Reference 2 B11096P329 KENO
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
3.15	Acres-Rear Land 1-10	3,100.00	9,765	73%	Excess Frt	7,128
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%	Vacancy	31,000
10.00	Acres-Rear Land 11-20	1,860.00	18,600	100%		18,600
41.15	REAR2-Rear 21+	1,550.00	63,783	100%		63,783
Total Acres 67.30						Land Total 678,511

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	684 Sqft	Grade D 100	Base		70,206
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-8,044
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-5,027
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Floor & Stairs			Attic		1,532
FirePlaces	1			Fireplace		1,680
Insulation	None			Insulation		-1,341
Unfin. Living Area	50%			Unfinished		-4,022

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1898	0	OLD TYPE	Old Type	Below Average	Inadeq.	54,984	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		60%	95%	100%	31,341

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1898	64	D 100	2,652	Avq-	60%	95%	100%	1,511
Open Frame Porch	1898	240	D 100	2,800	Avq-	60%	100%	100%	1,680
Open Frame Porch	1898	304	D 100	3,517	Avq-	60%	100%	100%	2,110
663 SFLA									5,301
Outbuilding Total									5,301

Acpt Land	678,500	Accepted Bldg	36,600	Total	715,100
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Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/29/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2941P183
 Reference 2 KENO
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	One Story	1,360 Sqft	Grade D 100	Base	82,477
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Dry 3/4 Bmt	Basement	-7,235
Fin. Basement Area	None	Basement Gar	9 CAR	Fin Bsmt	10,080
Heating	100% Not Heated	Cooling	0% None	Heat	-5,712
Rooms	6	HEARTHS	TWO HEARTH	HEARTHS	1,344
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,523
Unfin. Living Area	50%			Unfinished	-4,570

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)	
1937	0	OLD TYPE	Old Type	Below Average	60%	82%	90%	78,221	
Functional Obsolescence		Economic Obsolescence		Services.....				34,636	
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1937	256	D 100	2,979	Avq-	60%	100%	90%	
Open Frame Porch	1937	256	D 100	2,979	Avq-	60%	100%	90%	
Open Frame Porch	1937	184	D 100	2,173	Avq-	60%	100%	90%	
Open Frame Porch	1937	184	D 100	2,173	Avq-	60%	100%	90%	
680 SFLA									
Outbuilding Total								5,564	
Acpt Land			0	Accepted Bldg		40,200	Total		40,200

Valuation Report

Account: 811 Card: 3 of 7

Location: 138 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/29/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2941P183
 Reference 2 TWIN PINES
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One & 3/4 Story	252 Sqft	Grade D 100	Base	42,927
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,964
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,852
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-494
Unfin. Living Area	50%			Unfinished	-1,482

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1902	0	Obsolete	Old Type	Below Average		Typical			35,799
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)
None		None		60%	97%	100%			20,835
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1902	170	D 100	7,045	Avq-	60%	100%	100%	4,227
Open Frame Porch	1902	286	D 100	3,315	Avq-	60%	100%	100%	1,989
391 SFLA						Outbuilding Total			6,216
Acpt Land			0	Accepted Bldg			27,100	Total	27,100

Valuation Report

Account: 811 Card: 4 of 7

Location: 139 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/29/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2941P183
 Reference 2 CAMP SUNSET
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One & 3/4 Story	320 Sqft	Grade D 100	Base	48,087
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,352
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-627
Unfin. Living Area	50%			Unfinished	-1,882

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1925	0	Obsolete	Obsolete	Below Average	Typical			40,135		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	60%	95%	100%	22,877					
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1923	160	D 100	6,630	Avq-	60%	100%	100%	3,978	
Open Frame Porch	1923	180	D 100	2,128	Avq-	60%	100%	100%	1,277	
440 SFLA										
Acpt Land					0	Accepted Bldg		28,100	Total	28,100

Valuation Report

Account: 811 Card: 5 of 7

Location: 148 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/29/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2941P183
 Reference 2 CAMP MOLLY
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One & 3/4 Story	624 Sqft	Grade D 100	Base	71,158
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,338
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,586
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	672
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-1,223
Unfin. Living Area	99%			Unfinished	-7,265

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Typical			53,098		
1929	0	Obsolete	Obsolete	Average						
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
OTHER.....	None	65%	86%	100%	29,682					
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1929	192	D 100	2,262	Avq.	65%	100%	100%	1,470	
Wood Deck	1929	32	D 100	216	Avq.	65%	100%	100%	140	
11 SFLA										
Acpt Land					0	Accepted Bldg		31,300	Total	31,300

Valuation Report

Account: 811 Card: 6 of 7

Location: 149 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/29/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2941P183
 Reference 2 PINE REST
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One & 3/4 Story	280 Sqft	Grade D 100	Base	40,956
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,058
Rooms	4	HEARTHS	ONE HEARTH	HEARTHS	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-549
Unfin. Living Area	50%			Unfinished	-1,646

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1942	0	Obsolete	Obsolete	Below Average		Typical			34,082	
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %			Value(Rcnld)			
OTHER.....	None	60%	86%	100%			17,586			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1942	200	D 100	8,288	Avq-	60%	86%	100%	4,277	
Open Frame Porch	1942	180	D 100	2,128	Avq-	60%	100%	100%	1,277	
445 SFLA										
Outbuilding Total									5,554	
Acpt Land			0	Accepted Bldg			23,100	Total		23,100

Oakland
 Name: WHEELER'S CAMPS, LLC

Valuation Report

07/15/2016

Page 2452

Map/Lot: 021-028

Account: 811 Card: 7 of 7

Location: WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/29/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2941P183
 Reference 2 KENO
 Tran/Land/Bldg 1 1 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1928	144	D 100	806	Poor	45%	90%	100%	327
Frame Garage	1928	320	D 100	3,584	Poor	45%	90%	100%	1,452
Frame Garage	1960	440	D 100	4,928	Avq.	74%	100%	100%	3,647
Frame Shed	1928	240	D 100	1,344	Avq.	65%	100%	100%	874
Frame Garage	1945	432	D 100	4,838	Fair	51%	80%	100%	1,974
445 SFLA Outbuilding Total									8,274
Acpt Land			0	Accepted Bldg		8,300	Total		8,300

Valuation Report

Map/Lot:

021-028

Account: 811

Location:

WHEELER CAMP TRAIL

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	678,500	36,600	715,100	678,500	36,600	715,100
2	0	40,200	40,200	0	40,200	40,200
3	0	27,100	27,100	0	27,100	27,100
4	0	28,100	28,100	0	28,100	28,100
5	0	31,300	31,300	0	31,300	31,300
6	0	23,100	23,100	0	23,100	23,100
7	0	8,300	8,300	0	8,300	8,300
TOTAL	678,500	194,700	873,200	678,500	194,700	873,200

Oakland
 Name: ROSE, CAROL H.

Valuation Report

07/15/2016

Page 2454

Map/Lot: 021-028-01

Account: 1988 Card: 1 of 1

Location: 148 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2001
 Sale Price 89,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6466P184
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.97	Acres-Rear Land 1-10	2,400.00	7,128	100%		7,128
Total Acres 3.97			Land Total			43,128

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade C 95	Base	100,516
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,286
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	106,196			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	82%	100%	100%	87,081				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1992	200	D 100	1,344	Avq.	93%	100%	100%	1,250
Frame Garage	1994	624	D 100	6,989	Avq.	94%	90%	100%	5,913
1,404 SFLA	Outbuilding Total								7,163

Acpt Land 43,100 **Accepted Bldg** 94,200 **Total** 137,300

Oakland
 Name: KELLY, H. NEALE

Valuation Report

07/15/2016

Page 2455

Map/Lot: 021-028-09

Account: 639 Card: 1 of 1

Location: 136 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 03/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 BOS 3/24/98
 Reference 2 BIRCH POINT LODGE
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	240 Sqft	Grade D 100	Base	35,468
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,512
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-403
Unfin. Living Area	50%			Unfinished	-1,210

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1898	0	OLD TYPE	Old Type	Average	Typical			31,201		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	20,281					
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	1898	120	D 100	4,973	Avq.	65%	100%	100%	3,232	
ONE STORY FRAME	1898	260	D 100	10,774	Avq.	65%	100%	100%	7,003	
Open Frame Porch	1898	481	D 100	5,499	Avq.	65%	100%	100%	3,574	
560 SFLA									13,809	
Acpt Land					0	Accepted Bldg		34,100	Total	34,100

Valuation Report

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 BOS in file
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	07/24/2014
Sale Price	0
Sale Type	Buildings Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Dwelling Description				Replacement Cost New	
Other	One & 3/4 Story	522 Sqft	Grade D 110	Base	64,686
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,753
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,223
Rooms	4	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-739
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,126
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1900	0	TYPICAL	TYPICAL	Below Average	60%	100%	100%	Phy	Func	Econ
Functional Obsolescence		Economic Obsolescence		None			None			Value(Rcnld)
None		None		60%			100%			31,550
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1950	96	D 110	4,376	Avq-	60%	100%	100%	2,626	
Open Frame Porch	1900	270	D 110	3,450	Avq-	60%	100%	100%	2,070	
Open Frame Porch	1900	120	D 110	1,602	Avq-	60%	100%	100%	961	
1,010 SFLA									Outbuilding Total	
									5,657	
Acpt Land			0	Accepted Bldg			37,200	Total		37,200

Oakland
 Name: MASSEY, DEBORAH A.

Valuation Report

07/15/2016

Page 2457

Map/Lot: 021-028-11

Account: 1463 Card: 1 of 1

Location: 130 WHEELER CAMP TRAIL

Neighborhood 70 SALMON LAKE.....

Zoning/Use SHORELAND.....
 Topography Steep
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 04/19/2001
 Sale Price 0
 Sale Type Buildings Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 BOS 4/19/01 FROM CYNTHIA MASSEY

Reference 2 BOS 4/18/09 FROM NATHAN MASSEY

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One & 1/2 Story	518 Sqft	Grade D 110	Base	58,606
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,590
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-957
Unfin. Living Area	99%			Unfinished	-5,686

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1901	0	OLD TYPE	Old Type	Average	Typical			43,520		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	65%	100%	100%	28,288					
Outbuildings/Additions/Improvements					Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1960	300	D 110	3,819	Avq.	65%	100%	100%	2,482	
Open Frame Porch	1985	24	D 110	419	Avq.	65%	100%	100%	272	
Wood Deck	1985	128	D 110	945	Avq.	65%	100%	100%	614	
Wood Deck	1985	70	D 110	518	Avq.	65%	100%	100%	337	
ONE STORY FRAME	1985	120	D 110	5,470	Avq.	65%	100%	100%	3,556	
128 SFLA									7,261	
Acpt Land					0	Accepted Bldg		35,500	Total	35,500

Oakland
 Name: TRACY, MARK J.

Valuation Report

07/15/2016

Page 2458

Map/Lot: 021-029

Account: 1823 Card: 1 of 1

Location: 131 TOWN FARM ROAD

Neighborhood 23 BELGRADE ROAD...
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/20/2002
 Sale Price 53,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7068P088
 Reference 2
 Tran/Land/Bldg 1 6 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Softwood	329.00	3,290	100%		3,290
37.00	Acres-Mixed Wood	383.00	14,171	100%		14,171
0.51	Acres-Frontage 1	5,000.00	2,550	100%		2,550
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 48.51						Land Total 50,011

Dwelling Description

Replacement Cost New

Conventional	One Story	1,826 Sqft	Grade B 110	Base	185,577
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-26,996
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,335
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,365
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,800
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	GOOD	GOOD	Average	Typical	169,081	
Functional Obsolescence						Value(Rcnld)	
None		None		97%	99%	100%	162,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	72	B 110	1,617	Avq.	97%	100%	100%	1,568
1.50 ST GARAGE..	2003	1280	B 110	32,801	Avq.	97%	100%	100%	31,817
Outbuilding Total									33,385

Acpt Land 50,000 **Accepted Bldg** 195,800 **Total** 245,800

Oakland
 Name: HALLOWELL, JUDY L.

Valuation Report

07/15/2016

Page 2459

Map/Lot:

021-029-01

Account: 1995 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3257P160 JT

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.16	Acres-Rear Land 1-10	2,400.00	384	100%		384
Total Acres 1.16				Land Total		29,184

Accpt Land	29,200	Accepted Bldg	0	Total	29,200
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Oakland
 Name: MCKENNEY, ERIN E.

Valuation Report

07/15/2016

Page 2460

Map/Lot: 021-029-02

Account: 1996 Card: 1 of 1

Location: 137 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/26/2013
 Sale Price: 179,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11492P316
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.18	Acres-Rear Land 1-10	2,400.00	432	100%		432
Total Acres 1.18			Land Total			36,432

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,456 Sqft	Grade B 110	Base	153,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	728 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,192
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,051
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	174,643
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	169,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	650	B 110	12,813	Avq.	97%	100%	100%	12,429
Encl Frame Porch	2003	25	B 110	1,183	Avq.	97%	100%	100%	1,148
1SFr Overhang	2003	56	B 110	4,084	Avq.	97%	100%	100%	3,961
Wood Deck	2006	384	B 100	4,129	Avq.	97%	100%	100%	4,005
1,512 SFLA									
Outbuilding Total									21,543

Acpt Land 36,400 **Accepted Bldg** 190,900 **Total** 227,300

Oakland
Name: HALLOWELL, JUDY L.

Valuation Report

07/15/2016

Page 2461

Map/Lot:

021-029-03

Account: 1997 Card: 1 of 1

Location:

123 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B3257P160 JT

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800	
0.03	Acres-Rear Land 1-10	2,400.00	72	100%		72	
Total Acres 1.03				Land Total		28,872	
Acpt Land		28,900	Accepted Bldg		0	Total	28,900

Oakland
 Name: HALLOWELL, JUDY L.

Valuation Report

07/15/2016

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Map/Lot:

021-029-04

Account: 1998 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5553P175 JT

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.01	Acres-Rear Land 1-10	2,400.00	24	100%		24
Total Acres 1.01					Land Total	28,824

Acpt Land	28,800	Accepted Bldg	0	Total	28,800
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Oakland
 Name: MOORE, JEFFREY A.

Valuation Report

07/15/2016

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Map/Lot:

021-029-05

Account: 1999 Card: 1 of 1

Location:

105 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7718P109

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.10	Acres-Rear Land 1-10	2,400.00	240	100%		240
Total Acres 1.10					Land Total	36,240

Acpt Land	36,200	Accepted Bldg	0	Total	36,200
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Valuation Report

Account: 3778 Card: 1 of 1

Map/Lot: 021-029-05A
 Location: 105 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1
 Reference 2
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade D 90	Base	83,454
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,854
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	1,814
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,512
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	TYPICAL	TYPICAL	Average	Typical	74,926			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	96%	100%	100%	71,929				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1999	780	C 100	10,920	Ava.	97%	100%	100%	10,592
Encl Frame Porch	1999	112	D 100	2,621	Ava.	97%	100%	100%	2,542
Jacuzzi #	1999	1	C 100	3,500	Ava.	97%	100%	100%	3,395
1,568 SFLA						Outbuilding Total			16,529
Acpt Land		0		Accepted Bldg		88,500		Total	88,500

Oakland
 Name: MOORE, JEFFREY A.

Valuation Report

07/15/2016

Page 2465

Map/Lot:

021-029-06

Account: 2000 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7718P109

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800	
0.16	Acres-Rear Land 1-10	2,400.00	384	100%		384	
Total Acres 1.16				Land Total		29,184	

Acpt Land	29,200	Accepted Bldg	0	Total	29,200
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Oakland
 Name: MERRILL, CHARLES N.

Valuation Report

07/15/2016

Page 2466

Map/Lot:

021-029-07

Account: 2003 Card: 1 of 1

Location:

99 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Above StreetRolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3360P254

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.10	Acres-Rear Land 1-10	2,400.00	240	100%		240
Total Acres 1.10			Land Total			36,240

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	97,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,519
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	100,939
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	91,854	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1988	144	C 100	1,210	Avq.	91%	100%	100%	1,101
Frame Garage	1988	576	C 100	8,064	Avq.	91%	100%	100%	7,338
Wood Deck	1998	80	C 100	672	Avq.	96%	100%	100%	645
Wood Deck	1998	309	C 100	2,596	Avq.	96%	100%	100%	2,492
1,428 SFLA									
Outbuilding Total									11,576

Acpt Land

36,200

Accepted Bldg

103,400

Total

139,600

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/18/2003
 Sale Price 138,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7360P156
 Reference 2 B10892P097
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.14	Acres-Rear Land 1-10	2,400.00	336	100%		336
Total Acres 1.14						Land Total 36,336

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,196 Sqft	Grade C 105	Base	97,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1196 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,581
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,094
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,528
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Good	Typical	121,846			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		93%	99% 100%	112,184			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
1SFr Overhang	1987	78	C 105	4,242	Good	93%	99%	100%	3,906
Unfinished Attic	1987	288	C 105	847	Good	93%	100%	100%	788
Wood Deck	1987	160	C 105	1,411	Good	93%	100%	100%	1,312
Frame Garage	2015	784	B 100	14,049	Avq.	97%	100%	100%	13,628
ONE STORY FRAME	2015	576	C 100	29,837	Avq.	97%	99%	100%	28,653
1,850 SFLA						Outbuilding Total			48,287

Acpt Land 36,300 **Accepted Bldg** 160,500 **Total** 196,800

Oakland
 Name: CALNON, JOSEPH

Valuation Report

07/15/2016

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Map/Lot: 021-029-09

Account: 2005 Card: 1 of 1

Location: 83 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/2001
 Sale Price: 118,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6511P289
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.96	Acres-Rear Land 1-10	2,400.00	4,704	100%		4,704
Total Acres 2.96			Land Total			40,704

Dwelling Description

Replacement Cost New

Contemporary	One Story	551 Sqft	Grade C 105	Base	55,925
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,426
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Good	Typical	59,997
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		93%	100% 100%	55,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
2 Story/BASEMENT	1987	486	C 105	44,652	Good	93%	100%	100%	41,526
1SFr Overhang	1987	54	C 105	2,937	Good	93%	100%	100%	2,731
Frame Garage	1987	528	C 105	7,762	Good	93%	100%	100%	7,219
Wood Deck	1987	144	C 105	1,270	Good	93%	100%	100%	1,181
Open Frame Porch	1987	21	C 105	456	Good	93%	100%	100%	424
1,577 SFLA									53,081
Outbuilding Total									53,081

Acpt Land 40,700 **Accepted Bldg** 108,900 **Total** 149,600

Oakland
 Name: CALNON, JOSEPH F.

Valuation Report

07/15/2016

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Map/Lot:

021-029-10

Account: 3333 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/31/2007
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B9373P343

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
4.42	Acres-Rear Land 1-10	2,400.00	10,608	100%		10,608
Total Acres 5.42					Land Total	39,408

Acpt Land	39,400	Accepted Bldg	0	Total	39,400
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Oakland
 Name: HARRIS, DAVID L.

Valuation Report

07/15/2016

Page 2470

Map/Lot: 021-029-11

Account: 3360 Card: 1 of 1

Location: 437 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/07/2012
 Sale Price: 217,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11158P026
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.31	Acres-Rear Land 1-10	2,000.00	620	100%		620
Total Acres 1.31			Land Total			30,620

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade C 110	Base	105,816
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1248 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,219
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,383
Rooms	8	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	134,886
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	126,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1993	38	C 110	2,166	Avq.	94%	100%	100%	2,036
Wood Deck	1993	160	C 110	1,478	Avq.	94%	100%	100%	1,389
ONE STORY FRAME	1999	240	C 110	13,675	Avq.	94%	100%	100%	12,854
1.50 ST GARAGE..	1999	1008	C 110	20,180	Avq.	94%	100%	100%	18,969
Open Frame Porch	1999	100	C 100	1,540	Avq.	94%	100%	100%	1,448
Swimming Pool	1999	800	C 100	7,000	Avq.	97%	100%	100%	6,790
Patio	2000	600	C 100	1,680	Avq.	97%	100%	100%	1,630
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Outbuilding Total									48,511

Acpt Land 30,600 **Accepted Bldg** 175,300 **Total** 205,900

Oakland
 Name: DUBOIS, DANIEL P.

Valuation Report

07/15/2016

Page 2471

Map/Lot:

021-029-12

Account: 3716 Card: 1 of 1

Location:

447 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2001
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6393P324

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.79	Acres-Rear Land 1-10	2,000.00	3,580	100%		3,580
Total Acres 2.79			Land Total			33,580

Dwelling Description

Replacement Cost New

Conventional	Two Story	936 Sqft	Grade B 100	Base	147,797
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-11,741
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,677
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	137,733			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2007	324	B 100	5,985	Avq.	97%	100%	100%	5,805
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,872 SFLA						Outbuilding Total		7,808	

Acpt Land 33,600 **Accepted Bldg** 140,100 **Total** 173,700

Oakland
 Name: ALAD LLC

Valuation Report

07/15/2016

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Map/Lot:

021-029-13

Account: 3717 Card: 1 of 1

Location: 461 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/23/2012
 Sale Price 210,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11144P023

Reference 2

Tran/Land/Bldg 1 2 29

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.44	Acres-Rear Land 1-10	2,000.00	2,880	100%		2,880
Total Acres 2.44			Land Total			32,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1998	120	B 100	2,330	Avq.	96%	100%	100%	2,237
UTILITY BLDG....	2012	36	B 100	3,871	Avq.	97%	100%	100%	3,755
UTILITY BLDG....	2012	36	B 100	3,871	Avq.	97%	100%	100%	3,755
APT	2012	4213	B 100	312,740	Avq.	97%	100%	100%	303,358
SPRINKER/100SF..	1998	42	B 100	7,526	Avq.	96%	100%	100%	7,225
SINGLE LIGHT....	2012	4	B 100	7,168	Avq.	97%	100%	100%	6,953
Outbuilding Total									327,283

Acpt Land 32,900 **Accepted Bldg** 327,300 **Total** 360,200

Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

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Map/Lot: 021-030

Account: 2893 Card: 1 of 1

Location: GLEASON FARM ROAD

Neighborhood 25 GLEASON FARM RD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/01/1995
 Sale Price 124,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B3422P235

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	2,000.00	2,880	40%	Vacancy	9,600	
1.64	Acres-Rear Land 1-10	2,000.00	3,280	100%		3,280	
Total Acres 2.64						Land Total	12,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Value
							Func Econ	Rcnld
Frame Shed	0			----	SOUND	VALUE	----	500
Outbuilding Total								500

Acpt Land 12,900 **Accepted Bldg** 500 **Total** 13,400

Oakland
 Name: WENTWORTH, KEVIN A.

Valuation Report

07/15/2016

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Map/Lot: 021-030-01

Account: 2123 Card: 1 of 1

Location: 493 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/01/1993
 Sale Price: 102,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4482P185
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38			Land Total			30,760

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,196 Sqft	Grade C 105	Base	99,596
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	552 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	9,122
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,094
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,528
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	115,340
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	107,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1992	46	C 105	2,502	Avq.	93%	100%	100%	2,327
Wood Deck	1992	140	C 100	1,176	Avq.	93%	100%	100%	1,094
Frame Shed	1996	100	C 100	700	Avq.	95%	100%	100%	665
1,242 SFLA									4,086

Acpt Land 30,800 **Accepted Bldg** 111,400 **Total** 142,200

Oakland
 Name: WHITMARSH, JOHN D.

Valuation Report

07/15/2016

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Map/Lot:

021-030-02

Account: 2124 Card: 1 of 1

Location:

501 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/30/2015
 Sale Price: 185,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12152P17

Reference 2:

Tran/Land/Bldg: 2 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38			Land Total			30,760

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,296 Sqft	Grade B 95	Base	120,571
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	648 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	14,436
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,883
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,129
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	145,019
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	96%	100%	100%	139,218	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhanq	1997	18	B 95	1,133	Avq.	96%	100%	100%	1,088
1SFr Overhanq	1997	24	B 95	1,512	Avq.	96%	100%	100%	1,452
Wood Deck	1997	160	B 95	1,635	Avq.	96%	100%	100%	1,570
Frame Shed	2000	80	C 100	560	Avq.	97%	100%	100%	543
Wood Deck	2014	100	C 100	840	Avq.	97%	100%	100%	815
Frame Shed	2014	144	B 100	1,291	Avq.	97%	100%	100%	1,252
1,338 SFLA									6,720
Outbuilding Total									6,720

Acpt Land

30,800

Accepted Bldg

145,900

Total

176,700

Oakland
 Name: BARBERI, RICK G.

Valuation Report

07/15/2016

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Map/Lot:

021-030-03

Account: 2125 Card: 1 of 1

Location:

39 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/31/2005
 Sale Price 163,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8676P339

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.49	Acres-Rear Land 1-10	2,400.00	1,176	100%		1,176
Total Acres 1.49			Land Total			37,176

Dwelling Description

Replacement Cost New

Ranch	One Story	1,398 Sqft	Grade B 90	Base	123,892
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,968
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	130,763
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	120,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	208	B 90	12,412	Avq.	92%	100%	100%	11,419
Frame Garage	1980	690	B 90	11,129	Avq.	92%	100%	100%	10,239
Wood Deck	1980	140	B 90	1,355	Avq.	92%	100%	100%	1,247
Open Frame Porch	1997	192	C 100	2,828	Avq.	96%	100%	100%	2,715
1,606 SFLA									25,620
Outbuilding Total									25,620

Acpt Land

37,200

Accepted Bldg

145,900

Total

183,100

Oakland
 Name: BAILEY, BERNAL A.

Valuation Report

07/15/2016

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Map/Lot:

021-030-04

Account: 2126 Card: 1 of 1

Location:

43 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3674P001
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.48	Acres-Rear Land 1-10	2,400.00	1,152	100%		1,152
Total Acres 1.48			Land Total			37,152

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	952 Sqft	Grade C 110	Base	113,717
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,870
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	120,359
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		91%	100% 100%	109,527

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1989	592	C 110	9,117	Avq.	91%	100%	100%	8,296
Wood Deck	1989	136	C 110	1,257	Avq.	91%	100%	100%	1,144
Frame Shed	1999	192	C 100	1,344	Avq.	97%	100%	100%	1,304
1,428 SFLA									
Outbuilding Total									10,744

Acpt Land 37,200 **Accepted Bldg** 120,300 **Total** 157,500

Oakland
 Name: CLEAVER, MATTHEW R.

Valuation Report

07/15/2016

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Map/Lot:

021-030-05

Account: 2127 Card: 1 of 1

Location:

49 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/21/2011
 Sale Price: 179,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10693P096
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.27	Acres-Rear Land 1-10	2,400.00	648	100%		648
Total Acres 1.27			Land Total			36,648

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 110	Base	115,885
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,193
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	122,850
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	116,707	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1995	128	C 110	8,673	Avq.	95%	100%	100%	8,239
Frame Garage	1995	576	C 110	8,870	Avq.	95%	100%	100%	8,426
Open Frame Porch	1995	32	C 110	647	Avq.	95%	100%	100%	615
Wood Deck	1995	160	C 110	1,478	Avq.	95%	100%	100%	1,404
1,675 SFLA									18,684
Outbuilding Total									18,684

Acpt Land 36,600 **Accepted Bldg** 135,400 **Total** 172,000

Oakland
 Name: MATTOS, JOSEPH C.

Valuation Report

07/15/2016

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Map/Lot:

021-030-06

Account: 2128 Card: 1 of 1

Location:

53 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/14/2003
 Sale Price: 182,650
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7308P294
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.27	Acres-Rear Land 1-10	2,400.00	648	100%		648
Total Acres 1.27			Land Total			36,648

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade A 100	Base	187,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,506
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	203,470
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	98% 100%	193,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2002	24	A 100	762	Avq.	97%	100%	100%	739
1.50 ST GARAGE..	2002	704	A 100	20,500	Avq.	97%	100%	100%	19,885
Wood Deck	2002	396	B 100	4,257	Avq.	97%	100%	100%	4,129
Swimming Pool	2011	392	C 100	7,000	Avq.	97%	100%	100%	6,790
1,904 SFLA									31,543

Acpt Land 36,600 **Accepted Bldg** 225,000 **Total** 261,600

Oakland
 Name: DAVIS, THOMAS E.

Valuation Report

07/15/2016

Page 2480

Map/Lot: 021-030-07

Account: 2129 Card: 1 of 1

Location: 61 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/30/2014
 Sale Price 189,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11762P096
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.26	Acres-Rear Land 1-10	2,400.00	624	100%		624
Total Acres 1.26			Land Total			36,624

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,248 Sqft	Grade C 110	Base	105,816
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	13,860
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,383
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Above Average	Typical	128,603
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						120,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1992	42	C 110	2,393	Avq+	94%	100%	100%	2,249
Wood Deck	2002	160	C 100	1,344	Avq.	97%	100%	100%	1,304
1.50 ST GARAGE..	1995	576	C 100	10,483	Avq.	95%	100%	100%	9,959
Encl Frame Porch	2002	180	C 100	5,180	Avq.	97%	100%	100%	5,025
1,290 SFLA									18,537
Outbuilding Total									18,537

Acpt Land 36,600 **Accepted Bldg** 139,400 **Total** 176,000

Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

Page 2481

Account: 2130 Card: 1 of 1

Map/Lot:
 Location:

021-030-08
 TOWN FARM ROAD

Neighborhood 25 GLEASON FARM RD.

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3422P235

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 1.05				Land Total		24,100
Acpt Land		24,100	Accepted Bldg		0	Total
						24,100

Oakland
 Name: CRANE, GARY L.

Valuation Report

07/15/2016

Page 2482

Map/Lot:

021-030-09

Account: 2131 Card: 1 of 1

Location:

77 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/2000
 Sale Price: 131,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Renovations

Reference 1: B6289P100
 Reference 2: B7016P128
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	36,000.00	35,273	100%		35,273
Total Acres 0.96						35,273

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,242 Sqft	Grade B 100	Base		122,659
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1117 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt		23,601
Heating	100% Hot Water BB	Cooling	100% None	Heat		3,917
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		5,376
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	155,553
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						150,886

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	2000	18	B 100	1,193	Avq.	97%	100%	100%	1,157
1SFr Overhanq	2000	22	B 100	1,459	Avq.	97%	100%	100%	1,415
Wood Deck	2000	150	C 100	1,260	Avq.	97%	100%	100%	1,222
Frame Shed	2015	192	B 110	1,893	Avq.	97%	100%	100%	1,836
1,282 SFLA									5,630
Outbuilding Total									5,630

Acpt Land 35,300 **Accepted Bldg** 156,500 **Total** 191,800

Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

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Map/Lot:

021-030-10

Account: 2133 Card: 1 of 1

Location:

GLEASON FARM ROAD

Neighborhood 25 GLEASON FARM RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B3422P235

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.94	Acres-Homesite (Fract)	30,000.00	29,086	80%	Vacancy	0	
0.94	Acres-Homesite (Fract)	2,000.00	100	40%	Vacancy	9,308	
Total Acres 0.94					Land Total	9,308	

Acpt Land	9,300	Accepted Bldg	0	Total	9,300
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Oakland
 Name: RAMU, KATRIEL M.

Valuation Report

07/15/2016

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Map/Lot: 021-030-11

Account: 2134 Card: 1 of 1

Location: 14 GLEASON FARM ROAD

Neighborhood 25 GLEASON FARM RD.

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/07/2011
 Sale Price 225,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10881P249
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.76	Acres-Rear Land 1-10	2,000.00	1,520	100%		1,520
Total Acres 1.76			Land Total			31,520

Dwelling Description

Replacement Cost New

Garrison	Two Story	966 Sqft	Grade A 100	Base	189,181
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,617
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,164
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	209,042
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	198,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	2006	702	A 100	43,243	Avq.	97%	70%	100%	29,362
Open Frame Porch	2006	15	A 100	560	Avq.	97%	100%	100%	543
Wood Deck	2006	160	A 100	2,150	Avq.	97%	100%	100%	2,085
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,932 SFLA									35,385

Acpt Land 31,500 **Accepted Bldg** 234,100 **Total** 265,600

Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

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Map/Lot:

021-030-12

Account: 2135 Card: 1 of 1

Location:

GLEASON FARM ROAD

Neighborhood 25 GLEASON FARM RD.

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B3422P235

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,520	40%	Vacancy	9,600
Total Acres 1.00			Land Total			9,600

Acpt Land	9,600	Accepted Bldg	0	Total	9,600
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Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

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Map/Lot:

021-030-13

Account: 2136 Card: 1 of 1

Location:

GLEASON FARM ROAD

Neighborhood 25 GLEASON FARM RD.

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B3422P235

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,520	40%	Vacancy	9,600
0.58	Acres-Rear Land 1-10	2,000.00	1,160	100%		1,160
Total Acres 1.58					Land Total	10,760
Acpt Land		10,800	Accepted Bldg		0	Total
						10,800

Oakland
 Name: HASSELE, GUY R. III

Valuation Report

07/15/2016

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Map/Lot: 021-030-14

Account: 3444 Card: 1 of 1

Location: 475 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/22/2003
 Sale Price: 149,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7601P282
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.06	Acres-Rear Land 1-10	2,000.00	120	100%		120
Total Acres 1.06			Land Total			30,120

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,242 Sqft	Grade B 100	Base	122,659
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	621 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	14,712
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,917
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	GOOD	GOOD	Average	Typical	146,664			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	142,264		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1999	40	B 100	2,652	Avq.	97%	100%	100%	2,572
Wood Deck	1999	160	B 100	1,721	Avq.	97%	100%	100%	1,669
1,282 SFLA									
Outbuilding Total									4,241

Acpt Land 30,100 **Accepted Bldg** 146,500 **Total** 176,600

Oakland
 Name: ENGERT, FRANK M.

Valuation Report

07/15/2016

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Map/Lot: 021-030-15

Account: 3443 Card: 1 of 1

Location: 469 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/1995
 Sale Price: 125,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B5017P263

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.23	Acres-Rear Land 1-10	2,000.00	460	100%		460
Total Acres 1.23			Land Total			30,460

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade B 90	Base	121,363
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,391
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	128,657
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	122,224	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1995	120	B 90	7,161	Avq.	95%	100%	100%	6,803
Frame Garage	1995	576	B 90	9,290	Avq.	95%	100%	100%	8,825
Open Frame Porch	1995	30	B 90	645	Avq.	95%	100%	100%	613
Wood Deck	1995	160	B 90	1,548	Avq.	95%	100%	100%	1,471
1,667 SFLA	Outbuilding Total								17,712

Acpt Land 30,500 **Accepted Bldg** 139,900 **Total** 170,400

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/01/1998
 Sale Price: 86,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B5677P270
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950
0.28	Acres-Rear Land 1-10	2,000.00	560	100%		560
Total Acres 4.28			Land Total			41,510

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	972 Sqft	Grade C 100	Base	102,954
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,082
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,593
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,021
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Good	Typical	103,964
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	97%	100%
						Value(Rcnld)
						75,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	604	C 100	31,287	Good	75%	97%	100%	22,761
Unfinished Attic	1860	453	C 100	1,268	Good	75%	100%	100%	951
Open Frame Porch	1960	49	C 100	826	Good	75%	100%	100%	620
Frame Shed	1960	88	C 100	616	Good	75%	100%	100%	462
----- S O U N D V A L U E -----									
1 ST BARN.....	1960								200
1.50 ST BARN....	1960	558	D 100	8,750	Avq.	74%	100%	100%	6,475
Frame Shed	1992	96	D 100	538	Avq.	93%	100%	100%	500
Frame Garage	1940	312	D 100	3,494	Poor	45%	100%	100%	1,572
Wood Deck	2012	416	C 100	3,494	Avq.	97%	100%	100%	3,389
2,062 SFLA									
Outbuilding Total									36,930

Acpt Land 41,500 **Accepted Bldg** 112,600 **Total** 154,100

Oakland
 Name: BOLDUC, DENNIS C.

Valuation Report

07/15/2016

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Map/Lot: 021-031-01

Account: 3214 Card: 1 of 1

Location: 31 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/16/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8215P305
 Reference 2 B10192P160
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.73	Acres-Rear Land 1-10	2,400.00	1,752	100%		1,752
Total Acres 1.73						Land Total 37,752

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,144 Sqft	Grade C 105	Base	94,280
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	488 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	9,772
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,960
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1991	0	TYPICAL	TYPICAL	Average	Typical	109,658		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		92%	100% 100%	100,885		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1SFr Overhang	1991	39	C 105	2,121	Avq.	92%	100%	100%
Wood Deck	1991	208	C 105	1,834	Avq.	92%	100%	100%
1,183 SFLA						Outbuilding Total 3,638		

Acpt Land 37,800 **Accepted Bldg** 104,500 **Total** 142,300

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: LevelBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	11/21/2005
Sale Price	203,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B8698P274
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	30,000.00	27,331 100%		27,331
Total Acres 0.83				Land Total	27,331

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	145,892
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,564
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	159,520
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	98% 100%	148,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1995	120	B 100	9,461	Avq.	95%	98%	100%	8,808
1 Story/BASEMENT	1995	144	B 100	11,354	Avq.	95%	98%	100%	10,570
Open Frame Porch	1995	288	B 100	5,340	Avq.	95%	100%	100%	5,073
1.50 ST GARAGE..	1995	1024	B 100	23,855	Avq.	95%	100%	100%	22,662
Wood Deck	2001	588	C 100	4,939	Avq.	97%	100%	100%	4,791
Wood Deck	1997	40	C 100	336	Avq.	96%	100%	100%	323
Open Frame Porch	1995	48	B 100	1,039	Avq.	95%	100%	100%	987
2,028 SFLA						Outbuilding Total			53,214

Acpt Land	27,300	Accepted Bldg	201,700	Total	229,000
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Oakland
 Name: HOLMES, PATRICIA B.

Valuation Report

07/15/2016
 Page 2492

Account: 1272 Card: 1 of 1

Map/Lot: 021-032
 Location: 511 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4380P260
 Reference 2 LIFE ESTATE B9070P318
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	30,000.00	29,086	100%		29,086
Total Acres 0.94						29,086

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,508 Sqft	Grade C 100	Base		112,213
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Composition	Roof		0
						0
Foundation	Concrete	Basement	Dry 3/4 Bmt	Basement		-3,695
Fin. Basement Area	1100 Sqft, Grade D	Basement Gar	None	Fin Bsmt		12,320
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,716
Rooms	8	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,100
Insulation	Minimal			Insulation		-2,111
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	127,903
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	94,648
None			74%	100%	100%	

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1960	408	C 100	5,852	Avq.	74%	100%	100%	4,330
1.75 ST GARAGE..	1983	780	C 100	15,288	Avq.	88%	100%	100%	13,453
Frame Shed	1983	128	D 100	717	Avq.	88%	100%	100%	631
Frame Shed	1970	480	D 100	2,688	Avq.	80%	100%	100%	2,150
Carport/Canopy	1970	240	D 100	1,210	Avq.	80%	100%	100%	968
1,508 SFLA									
Outbuilding Total									21,532

Acpt Land 29,100 **Accepted Bldg** 116,200 **Total** 145,300

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	08/09/2005
Sale Price	170,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B8571P092
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 63 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			30,200

Dwelling Description

Replacement Cost New

Garrison	Two Story	672 Sqft	Grade C 100	Base	91,073
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,312
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	GOOD	TYPICAL	Average	Typical	98,165
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		83%	95% 100%	77,403

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1975	42	C 100	2,176	Avq.	83%	95%	100%	1,716
ONE STORY FRAME	1985	168	C 100	8,702	Avq.	83%	95%	100%	6,862
1S AD/GAR.....	2000	624	C 100	46,301	Avq.	97%	95%	100%	42,666
Encl Frame Porch	1975	35	C 100	1,120	Avq.	83%	100%	100%	930
Open Frame Porch	1994	144	D 100	1,725	Avq.	94%	100%	100%	1,622
Wood Deck	1975	168	D 100	1,128	Avq.	83%	100%	100%	936
Frame Shed	2001	120	C 100	840	Avq.	97%	100%	100%	815
1 Story/BASEMENT	2013	161	C 110	10,909	Avq.	97%	95%	100%	10,053
2,339 SFLA									
Outbuilding Total									65,600

Acpt Land	30,200	Accepted Bldg	143,000	Total	173,200
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Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1560P168
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			30,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 100	Base	95,211
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,036
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	100,347
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	81%	100%	100%	81,281	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1972	150	C 100	7,770	Avq.	81%	100%	100%	6,294	
Frame Garage	1972	816	C 100	11,424	Avq.	81%	100%	100%	9,253	
Encl Frame Porch	1972	36	C 100	1,148	Avq.	81%	100%	100%	930	
Wood Deck	1988	356	C 100	2,990	Avq.	81%	100%	100%	2,422	
Frame Shed	1995	120	D 100	672	Avq.	95%	100%	100%	638	
Frame Shed	2001								200	
----- SOUND VALUE -----									200	
1,382 SFLA									Outbuilding Total	19,737

Acpt Land	30,200	Accepted Bldg	101,000	Total	131,200
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Oakland
 Name: BOUTHOT, ARTHUR R.

Valuation Report

07/15/2016

Page 2495

Map/Lot: 021-035

Account: 2039 Card: 1 of 1

Location: 481 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2121P116
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			30,200

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	68,698	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	624	C 100	8,736	Avq.	97%	100%	100%	8,474
Wood Deck	2006	160	B 100	1,721	Avq.	97%	100%	100%	1,669
960 SFLA									
Outbuilding Total									10,143

Acpt Land	30,200	Accepted Bldg	78,800	Total	109,000
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Oakland
 Name: SATALOFF, JOANNE

Valuation Report

07/15/2016

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Map/Lot:

022-006

Account: 647 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3617P50
 Reference 2 B11110P246
 Tran/Land/Bldg 1 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	186,000	186,000	5%	Restrictio	9,300	
7.00	Acres-Frontage 1	120,900	846,300	5%	Restrictio	42,315	
10.00	Acres-Rear Land 1-10	3,100.00	31,000	5%	Restrictio	1,550	
10.00	Acres-Rear Land 11-20	1,860.00	18,600	5%	Restrictio	930	
29.81	REAR2-Rear 21+	1,550.00	46,206	5%	Restrictio	2,310	
Total Acres 57.81					Land Total	56,405	
Acpt Land		56,400	Accepted Bldg		0	Total	56,400

Oakland
 Name: BELGRADE REGIONAL CONSERVATION

Valuation Report

07/15/2016

Page 2497

Map/Lot:

022-006-01

Account: 1935 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 71 MCGRATH PD SEAS.

Sale Data	
Sale Date	08/01/1999
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5527P214
 Reference 2 B6087P044
 Tran/Land/Bldg 1 8 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	5%	Restrictio	9,300
6.75	Acres-Frontage 1	120,900	816,075	5%	Restrictio	40,804
10.00	Acres-Rear Land 1-10	3,100.00	31,000	5%	Restrictio	1,550
10.00	Acres-Rear Land 11-20	1,860.00	18,600	5%	Restrictio	930
21.40	REAR2-Rear 21+	1,550.00	33,170	5%	Restrictio	1,659
Total Acres 49.15					Land Total	54,243

Acpt Land	54,200	Accepted Bldg	0	Total	54,200
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Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/03/2003
 Sale Price: 20,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B7549P082

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.38	Acres-Rear Land 1-10	2,400.00	912	100%		912
Total Acres 1.38			Land Total			36,912

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 110	Base	171,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,994
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,987
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	188,021
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	98%	100%	178,733	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2004	784	B 110	20,091	Avq.	97%	100%	100%	19,488
Open Frame Porch	2004	16	B 110	512	Avq.	97%	100%	100%	497
Wood Deck	2008	352	B 100	3,784	Avq.	97%	100%	100%	3,670
2,016 SFLA									
Outbuilding Total									23,655

Acpt Land 36,900 **Accepted Bldg** 202,400 **Total** 239,300

Oakland
 Name: KNOWLES, RALPH W.

Valuation Report

07/15/2016

Page 2499

Map/Lot: 022-006-03

Account: 4173 Card: 1 of 1

Location: 250 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/12/2004
 Sale Price: 20,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7836P011
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.38	Acres-Rear Land 1-10	2,400.00	912	100%		912
Total Acres 1.38			Land Total			36,912

Dwelling Description

Replacement Cost New

Ranch	One Story	2,396 Sqft	Grade A 100	Base	267,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	14,276
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,684
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	296,790
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	95% 100%	273,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	920	A 100	20,608	Avq.	97%	100%	100%	19,990
Wood Deck	2005	112	A 100	1,505	Avq.	97%	100%	100%	1,460
Open Frame Porch	2005	128	A 100	3,091	Avq.	97%	100%	100%	2,998
2,396 SFLA									
Outbuilding Total									24,448

Acpt Land 36,900 **Accepted Bldg** 297,900 **Total** 334,800

Oakland
 Name: RE, PETER J.

Valuation Report

07/15/2016

Page 2500

Map/Lot:

022-006-04

Account: 4258 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	12/01/2004
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B83047116

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.46	Acres-Frontage 1	6,000.00	2,760	100%		2,760
0.61	Acres-Rear Land 1-10	2,400.00	1,464	100%		1,464
Total Acres 2.07					Land Total	33,024

Acpt Land	33,000	Accepted Bldg	0	Total	33,000
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Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/25/2002
 Sale Price: 40,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B7131P207

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%		6,000
8.09	Acres-Rear Land 1-10	2,400.00	19,416	100%		19,416
Total Acres 10.09			Land Total			61,416

Dwelling Description

Replacement Cost New

Ranch	One Story	2,128 Sqft	Grade D 100	Base	120,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,120
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	123,460			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Overbuilt		None		97%	87%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2000	1024	C 100	14,336	Avq.	97%	100%	100%	13,906
Wood Deck	2004	288	B 100	3,097	Avq.	97%	100%	100%	3,004
Wood Deck	2004	36	B 100	386	Avq.	97%	100%	100%	374
2,128 SFLA						Outbuilding Total			17,284

Acpt Land 61,400 **Accepted Bldg** 121,500 **Total** 182,900

Oakland
 Name: FORTIN, WAYNE M.

Valuation Report

07/15/2016

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Map/Lot:

022-007-01

Account: 2862 Card: 1 of 1

Location:

196 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1996
 Sale Price 10,700
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5205P010

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.03	Acres-Rear Land 1-10	2,400.00	72	100%		72
Total Acres 1.03			Land Total			36,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1992	14X76	B 100	30,580	Avq-	45%	100%	100%	13,761
MH SLAB.....	1997	1064	C 100	3,724	Avq.	96%	100%	100%	3,575
Frame Shed	2006	128	C 100	896	Avq.	97%	100%	100%	869
Wood Deck	2006	96	C 100	806	Avq.	97%	100%	100%	782
ONE STORY FRAME	2007	588	C 100	30,458	Avq.	97%	100%	100%	29,544
Wood Deck	2007	96	B 100	1,032	Avq.	97%	100%	100%	1,001
Wood Deck	2007	60	B 100	645	Avq.	97%	100%	100%	626
Frame Garage	1992			----- SOUND VALUE -----					200
Frame Shed	2008	64	C 100	448	Avq.	97%	100%	100%	435
1,652 SFLA									50,793

Acpt Land 36,100 **Accepted Bldg** 50,800 **Total** 86,900

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: LevelBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/16/2010
 Sale Price: 90,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B11976P242 JT
 Reference 2: B11911P338 TC
 Tran/Land/Bldg: 1 1 13
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.02	Acres-Rear Land 1-10	2,400.00	2,448	100%		2,448
Total Acres 2.02						38,448

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,200 Sqft	Grade D 100	Base	117,482
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-7,392
Rooms	15	HEARTH	TWO HEARTH	HEARTH	1,344
Bedrooms	9	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,048
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	107,402
Functional Obsolescence						Value(Rcnld)
Overbuilt		None		89%	66%		63,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	384	D 100	15,912	Avq.	95%	74%	100%	11,186
ONE STORY FRAME	1999	150	D 100	6,216	Avq.	97%	74%	100%	4,462
TWO STORY FRAME	1999	280	D 100	17,405	Avq.	97%	74%	100%	12,493
1S AD/GAR.....	2000	720	C 100	53,424	Avq.	97%	37%	100%	19,174
ONE STORY FRAME	2000	88	C 100	4,558	Avq.	97%	74%	100%	3,272
Encl Frame Porch	2000	356	C 100	10,108	Avq.	97%	100%	100%	9,805
1S AD/GAR.....	1997	768	C 100	56,986	Avq.	96%	74%	100%	40,483
Frame Shed	1998	100	C 100	700	Avq.	96%	100%	100%	672
ONE STORY FRAME	2004	1008	C 100	52,214	Avq.	97%	37%	100%	18,740
Frame Shed	2001	220	C 100	1,540	Avq.	97%	100%	100%	1,494
6,078 SFLA									121,781

Acpt Land 38,400 **Accepted Bldg** 184,900 **Total** 223,300

Oakland
 Name: ROBBINS, JENNIFER L.

Valuation Report

07/15/2016

Page 2504

Map/Lot:

022-007-03

Account: 3240 Card: 1 of 1

Location:

222 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/19/2004
 Sale Price 16,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B8212P190

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.57	Acres-Rear Land 1-10	2,400.00	1,368	100%		1,368
Total Acres 1.57			Land Total			37,368

Dwelling Description

Replacement Cost New

Ranch	One Story	1,674 Sqft	Grade D 110	Base	107,746
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	95,235
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	92,378	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	720	C 100	10,080	Avq.	97%	100%	100%	9,778
Wood Deck	2006	88	B 100	946	Avq.	97%	100%	100%	918
Wood Deck	2006	128	B 100	1,376	Avq.	97%	100%	100%	1,335
Frame Garage	2006	360	C 100	5,040	Avq.	97%	100%	100%	4,889
1,674 SFLA						Outbuilding Total			16,920

Acpt Land

37,400

Accepted Bldg

109,300

Total

146,700

Oakland
 Name: ELKINS, ROLAND N.

Valuation Report

07/15/2016

Page 2505

Map/Lot:

022-007-04

Account: 4521 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9858P093
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	09/17/2008
Sale Price	6,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,400.00	1,368	50%	Access	14,400
5.93	Acres-Rear Land 1-10	2,400.00	14,232	100%		14,232
Total Acres 6.93					Land Total	28,632

Acpt Land	28,600	Accepted Bldg	0	Total	28,600
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Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/18/2014
Sale Price 170,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11744P152
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.60	Acres-Rear Land 1-10	2,400.00	1,440	100%		1,440
Total Acres 1.60			Land Total			37,440

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	730 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,220
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	90,066
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	75,655	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	68	C 100	571	Avq.	97%	100%	100%	554
Frame Shed	1977	120	C 100	840	Avq.	84%	100%	100%	706
Encl Frame Porch	2002	168	B 100	6,201	Avq.	97%	100%	100%	6,015
Frame Garage	2003	672	B 100	12,043	Avq.	97%	100%	100%	11,682
912 SFLA									18,957
Outbuilding Total									18,957

Acpt Land 37,400 **Accepted Bldg** 94,600 **Total** 132,000

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/08/2005
 Sale Price 129,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8367P267

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.60	Acres-Rear Land 1-10	2,400.00	1,440	100%		1,440
Total Acres 1.60					Land Total	37,440

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	966 Sqft	Grade C 100	Base	78,826
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,680
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,380
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	82,886
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	100%	100%	69,624	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	35	C 100	1,813	Avq.	84%	100%	100%	1,523
Wood Deck	1976	160	C 100	1,344	Avq.	84%	100%	100%	1,129
Frame Shed	1989	63	D 100	353	Avq.	91%	100%	100%	321
Frame Garage	1996	576	C 100	8,064	Avq.	95%	100%	100%	7,661
1,001 SFLA									10,634
Outbuilding Total									10,634

Acpt Land 37,400 **Accepted Bldg** 80,300 **Total** 117,700

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10333P226
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 01/29/2010
 Sale Price 178,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
7.13	Acres-Rear Land 1-10	2,400.00	17,112	100%		17,112
Total Acres 8.13			Land Total			53,112

Dwelling Description

Replacement Cost New

Log	Two Story	429 Sqft	Grade C 105	Base	72,051
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH	HEARTH	882
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Average	Typical	77,343			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		91%	93% 100%	65,455			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1988	273	C 105	25,081	Avq.	91%	93%	100%	21,226
1 Story/BASEMENT	1988	516	C 105	33,375	Avq.	91%	93%	100%	28,245
Wood Deck	1988	344	C 105	3,034	Avq.	91%	95%	100%	2,623
Wood Deck	1988	32	C 105	283	Avq.	91%	95%	100%	245
Frame Shed	1988			----- S O U N D V A L U E -----					200
2S Frame Garage	2000	784	C 110	18,110	Avq.	97%	100%	100%	17,567
1,920 SFLA									70,106
							Outbuilding Total		

Acpt Land 53,100 **Accepted Bldg** 135,600 **Total** 188,700

Oakland
 Name: PETERS, DEBRA E.

Valuation Report

07/15/2016

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Account: 2030 Card: 1 of 1

Map/Lot:
 Location:

022-010-2
 257 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3276P111
 Reference 2: B11740P118
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%	Excess Frt	6,000
5.62	Acres-Rear Land 1-10	2,400.00	13,488	100%		13,488
Total Acres 7.62			Land Total			55,488

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,240 Sqft	Grade C 105	Base	100,489
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,208
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1987	0	TYPICAL	TYPICAL	Average	Typical	103,697				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	90%	100%	100%	93,327					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1987	66	D 100	2,736	Avq.	90%	100%	100%	2,462	
Open Frame Porch	1987	48	C 105	853	Avq.	90%	100%	100%	768	
Frame Garage	1987	578	C 105	8,497	Avq.	90%	100%	100%	7,647	
1,306 SFLA	Outbuilding Total								10,877	
Accpt Land		55,500		Accepted Bldg		104,200		Total		159,700

Oakland
 Name: RE, PETER J. JR.

Valuation Report

07/15/2016

Page 2510

Map/Lot: 022-010-3-01

Account: 2066 Card: 1 of 1

Location: 235 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/01/1994
 Sale Price: 108,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4815P016
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.04	Acres-Rear Land 1-10	2,400.00	4,896	100%		4,896
Total Acres 3.04			Land Total			40,896

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,024 Sqft	Grade C 105	Base	123,548
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-10,537
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,636
Rooms	8	HEARTHS	ONE HEARTH	HEARTHS	882
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	121,175
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	93% 100%	102,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1989	264	C 105	18,666	Avq.	91%	93%	100%	15,797
Frame Bay Window	1989	14	C 105	762	Avq.	91%	93%	100%	644
1S AD/GAR.....	1989	672	C 105	52,356	Avq.	91%	93%	100%	44,309
Wood Deck	1989	312	C 105	2,752	Avq.	91%	100%	100%	2,504
Frame Shed	2009	420	B 100	3,763	Avq.	97%	100%	100%	3,650
Outbuilding Total									66,904

Acpt Land 40,900 **Accepted Bldg** 169,500 **Total** 210,400

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1993
 Sale Price: 92,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4474P078
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.33	Acres-Rear Land 1-10	2,400.00	5,592	100%		5,592
Total Acres 3.33			Land Total			41,592

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	136,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,312
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	TYPICAL	Good	Typical	145,932
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	96% 100%	131,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	336	C 100	2,822	Avq.	97%	100%	100%	2,737
Wood Deck	2012	72	B 100	774	Avq.	97%	100%	100%	751
Open Frame Porch	2012	108	B 100	2,114	Avq.	97%	100%	100%	2,051
ONE STORY FRAME	2012	324	B 100	21,483	Avq.	97%	96%	100%	20,005
1/2S AD/GAR.....	2012	1008	B 100	49,675	Avq.	97%	100%	100%	48,185
2,284 SFLA									73,729

Outbuilding Total 73,729

Acpt Land 41,600 **Accepted Bldg** 205,400 **Total** 247,000

Oakland
 Name: RE, DEBRA J.

Valuation Report

07/15/2016

Page 2512

Map/Lot:

022-010-4

Account: 2031 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography LevelBelow Street
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	05/01/1996
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5148P210

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
1.00	Acres-Frontage 1	6,000.00	6,000	100%	Excess Frt	6,000
3.37	Acres-Rear Land 1-10	2,400.00	8,088	100%		8,088
Total Acres 5.37					Land Total	42,888

Acpt Land	42,900	Accepted Bldg	0	Total	42,900
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Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6926P213
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000	
5.40	Acres-Frontage 1	6,000.00	32,400	61%	Excess Frt	19,764	
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000	
10.00	Acres-Rear Land 11-20	720.00	7,200	100%		7,200	
175.20	REAR2-Rear 21+	600.00	105,120	100%		105,120	
Total Acres 201.60						Land Total	192,084

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,256 Sqft	Grade C 100	Base	128,210
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-11,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	3,297
Rooms	12	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Minimal			Insulation	-2,638
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1890	0	TYPICAL	TYPICAL	Above Average	Typical	126,679	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
OTHER.....		None		70%	78%	100%	69,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 & 1/2 STORY FR	1890	768	C 100	51,717	Avq+	70%	85%	100%	30,772
1.50 ST GARAGE..	1900	460	C 100	8,372	Avq+	70%	100%	100%	5,860
Frame Shed	1900	300	C 100	2,100	Avq+	70%	100%	100%	1,470
Frame Shed	1900	24	C 100	168	Avq+	70%	100%	100%	118
Wood Deck	1992	256	C 100	2,150	Avq+	70%	100%	100%	1,505
1 ST BARN.....	1920	3800	D 100	51,072	Fair	50%	50%	100%	12,768
1 ST ATT.SHED...	1920	196	D 100	1,098	Fair	50%	50%	100%	274
1 ST ATT.SHED...	1996	280	D 100	1,568	Avq.	95%	50%	100%	745
3,036 SFLA									
Outbuilding Total									53,512

Acpt Land	192,100	Accepted Bldg	122,700	Total	314,800
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Valuation Report

Account: 4556 Card: 1 of 1

Location: 289 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/17/2009
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B10277P110
 Reference 2: B11547P072
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%	Excess Frt	6,000
2.05	Acres-Rear Land 1-10	2,400.00	4,920	100%		4,920
Total Acres 4.05			Land Total			46,920

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story CLAPBOARD 1 OTHER Units-0	896 Sqft Masonry Trim Roof Cover	Grade B 100 None Asphalt Shingles	Base Trim Roof	97,285 0 0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,584
Heating	100% Heat Pump	Cooling	0% None	Heat	1,606
Rooms	4	HEARTHES	ONE HEARTH	HEARTHES	1,075
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	803
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2011	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total Value(Rcnld)
None		None		97%	100%	103,308

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
TWO STORY FRAME	2011	288	B 100	28,644	Avq.	97%	100%	100%	27,785
Encl Frame Porch	2011	168	B 100	6,201	Avq.	97%	100%	100%	6,015
Frame Shed	2011	168	B 100	1,505	Avq.	97%	100%	100%	1,460
Open Frame Porch	2011	72	B 100	1,470	Avq.	97%	100%	100%	1,426
Wood Deck	2011	64	B 100	689	Avq.	97%	100%	100%	668
1,472 SFLA									37,354

Acpt Land	46,900	Accepted Bldg	140,700	Total	187,600
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Oakland
 Name: BROWN, BRANDON L.

Valuation Report

07/15/2016

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Map/Lot:

022-011-02

Account: 4557 Card: 1 of 1

Location:

305 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B10277P112
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 11/17/2009
 Sale Price 0
 Sale Type Land Only
 Financing
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%	Excess Frt	6,000
2.05	Acres-Rear Land 1-10	2,400.00	4,920	100%		4,920
Total Acres 4.05					Land Total	46,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1989	14X66	C 100	23,980	Ava.	55%	100%	100%	13,189
Frame Shed	2005	112	B 100	1,004	Ava.	97%	100%	100%	974
2 STORY GARAGE	2010	1080	A 100	36,288	Ava.	97%	100%	100%	35,199
924 SFLA						Outbuilding Total			49,362
Acpt Land		46,900	Accepted Bldg		49,400	Total			96,300

Oakland
 Name: BROWN, ROGER E.

Valuation Report

07/15/2016

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Map/Lot:

022-011-03

Account: 3545 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities
 Street Paved

Reference 1 B12087P19

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
1.35	Acres-Frontage 1	6,000.00	8,100	81%	Excess Frt	6,561
2.71	Acres-Rear Land 1-10	2,400.00	6,504	100%		6,504
Total Acres 5.06					Land Total	41,865

Acpt Land	41,900	Accepted Bldg	0	Total	41,900
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Oakland
 Name: BROWN, ROGER E.

Valuation Report

07/15/2016

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Map/Lot: 022-012

Account: 2440 Card: 1 of 1

Location: 187 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2307P45
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
2.19	Acres-Rear Land 1-10	2,400.00	5,256	100%		5,256
Total Acres 3.19			Land Total			41,256

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,532 Sqft	Grade C 110	Base	178,586
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,695
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,267
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,064
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	GOOD	GOOD	Average	Typical	172,994	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	93%	100%	143,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1985	832	C 110	17,938	Avq.	89%	100%	100%	15,965
Wood Deck	1985	515	C 110	4,759	Avq.	89%	100%	100%	4,236
Wood Deck	1985	84	C 110	776	Fair	84%	100%	100%	652
Frame Shed	1985	143	C 100	1,001	Avq.	85%	100%	100%	851
2,681 SFLA									21,704
Outbuilding Total									21,704

Acpt Land	41,300	Accepted Bldg	164,900	Total	206,200
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Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5072P105
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.99	Acres-Homesite (Fract)	36,000.00	35,820 100%		35,820
Total Acres 0.99				Land Total	35,820

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	74,533
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Refrig.A/C	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	TYPICAL	TYPICAL	Average	Typical	74,533			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	62,608			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	240	C 100	6,860	Avq.	84%	100%	100%	5,762
Open Frame Porch	1977	35	C 100	630	Avq.	84%	100%	100%	529
Frame Garage	1977	816	C 100	11,424	Avq.	84%	100%	100%	9,596
960 SFLA						Outbuilding Total			15,887

Acpt Land	35,800	Accepted Bldg	78,500	Total	114,300
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Oakland
 Name: CORMIER, JODY

Valuation Report

07/15/2016

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Map/Lot: 022-014

Account: 1342 Card: 1 of 1

Location: 169 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/01/1998
 Sale Price 22,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5556P019

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
Total Acres 1.00						36,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Zimmer M/H	1986	14X66	B 110	30,008	Good	65%	100%	100%	19,505
Wood Deck	1986	176	C 100	1,478	Ava.	89%	100%	100%	1,315
Wood Deck	1986	176	C 100	1,478	Ava.	89%	100%	100%	1,315
Frame Shed	1986	192	C 100	1,344	Ava-	87%	100%	100%	1,169
MH SLAB.....	1986	924	C 100	3,234	Ava.	89%	100%	100%	2,878
924 SFLA									26,182

Acpt Land	36,000	Accepted Bldg	26,200	Total	62,200
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Account: 1115 Card: 1 of 1

Map/Lot: 022-015
 Location: 15 SPORTSMANS TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2520P195
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
0.51	Acres-Rear Land 11-20	720.00	367	100%		367
Total Acres 11.51			Land Total			60,367

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	1,164 Sqft	Grade C 110	Base		142,978
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete Slab	Basement	None	Basement		-13,444
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH	ONE HEARTH	HEARTH		924
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,772
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1983	0	TYPICAL	TYPICAL	Average	Typical		133,230		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	98%	100%	114,898				
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1983	1123	C 110	10,377	Avq.	88%	100%	100%	9,132
Wood Deck	1983	54	C 110	498	Avq.	88%	100%	100%	438
Frame Shed	1983	320	C 100	2,240	Avq.	88%	100%	100%	1,971
Jacuzzi #	1985	1	C 100	3,500	Avq.	99%	100%	100%	3,465
2 STORY GARAGE	1999	1120	B 100	30,106	Avq.	97%	100%	100%	29,203
2,037 SFLA									44,209
Acpt Land				60,400	Accepted Bldg	159,100	Total		219,500

Oakland
 Name: KINGSBURY, DONALD B.

Valuation Report

07/15/2016

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Map/Lot:

022-015-01

Account: 2076 Card: 1 of 1

Location:

163 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 3 40
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	20,000.00	19,183	100%		19,183
Total Acres 0.92				Land Total		19,183

Commercial Description

Occupancy Type	Manufacturing...		
Class & Quality	Frame.....Avg.		
# Dwelling Units	0		
Exterior	Wood Siding		
Stories & Height	1 STORY @ 12'		
Heating/Cooling	Forced Warm Air		
Built	1987		
Remodeled	0		
Base Cost/Sqft		21.93	
Heat-Cool/Sqft	+	3.39	
Total		25.32	
Size Factor	X	1.052	
Adjusted Cost/Sqft		26.64	
Total Square Feet	X	3,600	
Replacement Cost		95,904	
Condition	Average		
% Good Physical	X	.86	
Functional	X	1.00	
Subtotal		82,477	
Economic Factor	X 1.00		
		Total Value	82,477

Acpt Land	19,200	Accepted Bldg	82,500	Total	101,700
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Oakland
 Name: KINGSBURY, BRADEN K.

Valuation Report

07/15/2016

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Map/Lot:

022-015-02

Account: 4576 Card: 1 of 1

Location:

8 SPORTSMANS TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Private

Reference 1 B10389P326
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Rear Land 1-10	2,400.00	2,400	100%		2,400
Total Acres 2.00			Land Total			38,400

Dwelling Description

Replacement Cost New

Conventional	Two Story	560 Sqft	Grade B 100	Base	105,393
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,004
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	103,172
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		97%	90%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
ONE STORY FRAME	2010	560	B 100	37,131	Avq.	97%
1,680 SFLA						90%
Outbuilding Total						32,415

Acpt Land 38,400 **Accepted Bldg** 122,500 **Total** 160,900

Oakland
 Name: KINGSBURY, BRYANT C.

Valuation Report

07/15/2016

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Map/Lot:

022-015-03

Account: 4621 Card: 1 of 1

Location:

9 SPORTSMANS TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/30/2013
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B11374P256
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.77	Acres-Rear Land 1-10	2,400.00	1,848	100%		1,848
Total Acres 1.77			Land Total			37,848

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	960 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	169,013 0 0 0
Foundation	Concrete Slab	Basement	None	Basement	-14,193
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,892
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	161,443			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	93% 100%	145,638			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2013	576	B 110	54,614	Avq.	97%	93%	100%	49,268
Open Frame Porch	2013	900	B 110	17,938	Avq.	97%	100%	100%	17,400
2,784 SFLA							Outbuilding Total		66,668

Acpt Land 37,800 **Accepted Bldg** 212,300 **Total** 250,100

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3895P133
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	36,000.00	32,599 100%		32,599
Total Acres 0.82				Land Total	32,599

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,048
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1977	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Good	Layout Typical	Total
						84,079
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	97%	100%	72,585	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1992	176	C 100	1,232	Avq.	93%	100%	100%	1,146
Open Frame Porch	1996	336	C 100	4,844	Avq.	95%	100%	100%	4,602
Encl Frame Porch	1996	36	C 100	1,148	Avq.	95%	100%	100%	1,091
1 Story/BASEMENT	1996	576	C 100	35,482	Avq.	95%	97%	100%	32,697
1.75 ST GARAGE..	2001	1008	B 100	25,288	Avq.	97%	100%	100%	24,529
Jacuzzi #	2001	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1 Story/BASEMENT	2001	720	C 110	48,787	Avq.	97%	97%	100%	45,903
Swimming Pool	2001	1	C 100	7,000	Avq.	97%	100%	100%	6,790
Wood Deck	2001	816	C 100	6,854	Avq.	97%	100%	100%	6,648
Patio	2001	800	C 100	2,240	Avq.	97%	100%	100%	2,173
2,160 SFLA									
Outbuilding Total									128,974

Acpt Land	32,600	Accepted Bldg	201,600	Total	234,200
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Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
Topography: RollingAbove Street
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2469P249

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
3.80	Acres-Rear Land 1-10	2,400.00	9,120	100%		9,120
Total Acres 4.80			Land Total			45,120

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	95,279
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,914
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,122
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	GOOD	GOOD	Good	Typical	108,011
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	99%	100%
						95,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1977	448	C 110	25,528	Good	89%	99%	100%	22,493
ONE STORY FRAME	1977	88	C 110	5,015	Good	89%	99%	100%	4,418
1.50 ST GARAGE..	1977	676	C 110	13,534	Good	89%	100%	100%	12,045
Wood Deck	2005	368	B 100	3,956	Avq.	97%	100%	100%	3,837
Wood Deck	2005	166	B 100	1,785	Avq.	97%	100%	100%	1,731
Wood Deck	1977	24	C 100	202	Avq.	84%	100%	100%	170
Frame Shed	1985	110	C 100	770	Avq.	89%	100%	100%	685
Open Frame Porch	2005	190	B 100	3,584	Avq.	97%	100%	100%	3,476
Frame Shed	2005	256	B 100	2,293	Avq.	97%	100%	100%	2,224
Carport/Canopy	2005	96	B 100	774	Avq.	97%	100%	100%	751
1,688 SFLA									
Outbuilding Total									51,830

Acpt Land

45,100

Accepted Bldg

147,000

Total

192,100

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B10117P167
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 06/11/2009
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.20	Acres-Frontage 1	5,000.00	6,000	100%	Excess Frt	6,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
Total Acres 3.00			Land Total			37,600

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	750 Sqft	Grade C 100	Base	91,728
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,233
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Capped Only			Insulation	-918
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	TYPICAL	TYPICAL	Below Average	Typical	94,673
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		60%	96%	100%
						Value(Rcnld)
						54,532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1860	432	C 100	26,611	Avq-	60%	96%	100%	15,328
Unfinished Attic	1860	197	C 100	552	Avq-	60%	97%	100%	321
Finished Attic	1860	240	C 100	4,200	Avq-	60%	96%	100%	2,419
Encl Frame Porch	1860	154	C 100	4,452	Avq-	60%	97%	100%	2,591
Open Frame Porch	1860	35	C 100	630	Avq-	60%	97%	100%	367
Frame Garage	1860	576	D 100	6,451	Avq-	60%	97%	100%	3,755
2.00 ST BARN....	1860	3960	D 100	70,963	Poor	25%	25%	100%	4,435
Frame Garage	2000	400	C 100	5,600	Avq.	97%	100%	100%	5,432
Wood Deck	2000	328	C 100	2,755	Avq.	97%	100%	100%	2,672
1,864 SFLA									
								Outbuilding Total	37,320

Acpt Land 37,600 **Accepted Bldg** 91,900 **Total** 129,500

Oakland
 Name: PIERCE, JOHN H. III

Valuation Report

07/15/2016

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Map/Lot:

022-018-01

Account: 4540 Card: 1 of 1

Location:

419 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2166P046

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.25	Acres-Frontage 1	5,000.00	1,250	100%	Excess Frt	1,250
7.55	Acres-Rear Land 1-10	2,000.00	15,100	100%		15,100
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 8.80						53,350

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade B 110	Base	114,629
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,497
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	993
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	122,667
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				97%	100%	118,987

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2010	192	B 110	16,652	Avq.	97%	100%	100%	16,152
Encl Frame Porch	2010	35	B 110	1,576	Avq.	97%	100%	100%	1,529
ENC.PORCH/BSMT	2010	64	B 110	3,360	Avq.	97%	100%	100%	3,259
Frame Garage	2015	784	B 100	14,049	Avq.	97%	100%	100%	13,628
Wood Deck	2015	72	B 100	774	Avq.	97%	100%	100%	751
Frame Shed	2010								200
1,200 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									35,519

Acpt Land

53,400

Accepted Bldg

154,500

Total

207,900

Oakland
 Name: GAUTHIER, LEO

Valuation Report

07/15/2016

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Account: 4290 Card: 1 of 1

Map/Lot:
 Location: 397 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 17 39 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2006	14X68	A 100	34,959	Avq.	76%	100%	100%	26,569
MH SLAB.....	2005	952	C 100	3,332	Avq.	97%	100%	100%	3,232
Frame Shed	2005	144	B 100	1,291	Avq.	97%	100%	100%	1,252
Frame Garage	2010	378	C 100	5,292	Avq.	97%	100%	100%	5,133
Wood Deck	2015	124	B 100	1,333	Avq.	97%	100%	100%	1,293
952 SFLA									
						Outbuilding Total			37,479
Acpt Land			0	Accepted Bldg			37,500	Total	37,500

Oakland
 Name: WILLIAMS, ANDREW

Valuation Report

07/15/2016

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Account: 3290 Card: 1 of 1

Map/Lot: 022-018-2
 Location: 425 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B10693P069
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.27	Acres-Frontage 1	5,000.00	1,350	100%		1,350
1.74	Acres-Rear Land 1-10	2,000.00	3,480	100%		3,480
Total Acres 3.01			Land Total			34,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1984	14X66	D 100	17,952	Good	65%	100%	100%	11,669
Encl Frame Porch	2008	128	C 100	3,724	Ava.	97%	100%	100%	3,612
Frame Shed	1984			----- SOUND VALUE -----					600
MH SLAB.....	1995	924	C 100	3,234	Ava.	95%	100%	100%	3,072
Encl Frame Porch	2003	128	C 100	3,724	Ava.	97%	100%	100%	3,612
ONE STORY FRAME	2008	216	C 100	11,189	Ava.	97%	100%	100%	10,853
MH SLAB.....	2008	216	C 100	756	Ava.	97%	100%	100%	733
1,140 SFLA						Outbuilding Total			34,151

Acpt Land 34,800 **Accepted Bldg** 34,200 **Total** 69,000

Oakland
 Name: PIERCE, BRADLEY S.

Valuation Report

07/15/2016

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Map/Lot:

022-018-A

Account: 2351 Card: 1 of 1

Location:

415 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled Well
 Street Paved

Sale Data
 Sale Date 06/11/2009
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 GREENHOUSE

Reference 2 B10117P167

Tran/Land/Bldg 1 2 2

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 ST BARN.....	1970	1728	D 100	23,225	Ava.	80%	90%	100%	16,722
GREENHOUSE.....	1996			----	SOUND	VALUE	----		1,000
GREENHOUSE.....	1995			----	SOUND	VALUE	----		1,000
GREENHOUSE.....	2000			----	SOUND	VALUE	----		1,000
GREENHOUSE.....	2015			----	SOUND	VALUE	----		2,000
Carport/Canopy	2015	240	D 100	1,210	Ava.	97%	100%	100%	1,174
Carport/Canopy	2015	180	D 100	907	Ava.	97%	100%	100%	880
Outbuilding Total									23,776
Acpt Land			0	Accepted Bldg			23,800	Total	23,800

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5071P070
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49			Land Total			30,980

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Good	Typical	87,594
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	88%	99%	100%	76,312	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1990	128	C 100	3,724	Good	88%	100%	100%	3,277
1.50 ST GARAGE..	2001	720	B 100	16,773	Avq.	97%	100%	100%	16,270
ONE STORY FRAME	2008	644	B 100	42,700	Avq.	97%	99%	100%	41,005
Wood Deck	2008	564	B 100	6,065	Avq.	97%	100%	100%	5,883
1,700 SFLA									
Outbuilding Total									66,435

Acpt Land	31,000	Accepted Bldg	142,700	Total	173,700
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Oakland
 Name: SABEAN, ELEANOR C.

Valuation Report

07/15/2016

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Map/Lot: 022-021

Account: 3040 Card: 1 of 1

Location: 379 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10215P137
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 09/15/2009
 Sale Price 242,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.34	Acres-Frontage 1	5,000.00	1,700	100%		1,700
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.66	Acres-Rear Land 11-20	600.00	396	100%		396
Total Acres 12.00						Land Total 52,096

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	945 Sqft	Grade C 110	Base	119,399
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,366
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,483
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	GOOD	GOOD	Good	Typical	127,370
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
None				75%	92%	87,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1900	632	C 110	60,830	Good	75%	92%	100%	41,972
Open Frame Porch	1900	279	C 110	4,451	Good	75%	100%	100%	3,338
1 Story/BASEMENT	1900	110	C 110	7,454	Good	75%	92%	100%	5,143
Wood Deck	1970	712	D 100	4,785	Avq.	80%	100%	100%	3,828
Carport/Canopy	2009	210	D 100	1,058	Avq.	97%	100%	100%	1,026
Frame Shed	1950	63	D 100	353	Avq.	68%	100%	100%	240
2.00 ST BARN....	1900	1840	D 100	32,973	Fair	50%	50%	100%	8,243
Frame Shed	1920	1122	D 100	6,283	Fair	50%	50%	100%	1,571
Frame Garage	1970	576	C 100	8,064	Avq.	80%	100%	100%	6,451
3,028 SFLA							Outbuilding Total		71,812

Acpt Land 52,100 **Accepted Bldg** 159,700 **Total** 211,800

Oakland
 Name: BICKFORD, ROBIN J.

Valuation Report

07/15/2016

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Account: 369 Card: 1 of 1

Map/Lot: 022-021-1
 Location: 16 GABRIELS WAY

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B2746P071
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.15	Acres-Rear Land 1-10	2,000.00	2,300	100%		2,300
Total Acres 2.15			Land Total			32,300

Dwelling Description				Replacement Cost New	
Ranch	One Story	979 Sqft	Grade B 100	Base	101,922
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,088
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	877
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1996	0	GOOD	GOOD	Above Average	Typical	92,729			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		96%	100%	100%	89,020		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	130	D 100	874	Avq.	97%	100%	100%	848
Open Frame Porch	2014	36	B 100	825	Avq.	97%	100%	100%	800
979 SFLA									
Outbuilding Total									1,648

Acpt Land 32,300 **Accepted Bldg** 90,700 **Total** 123,000

Oakland
 Name: WENER, TAMARA W.

Valuation Report

07/15/2016

Page 2534

Map/Lot: 022-021-3

Account: 3456 Card: 1 of 1

Location: 36 GABRIELS WAY

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 07/20/2003
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Buyer
 Validity: Related Parties

Reference 1: B7533P113
 Reference 2: SUNSET TERRACE SUBDIVISION
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
3.01	Acres-Rear Land 1-10	2,000.00	6,020	100%		6,020
Total Acres 5.01						41,020

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,232 Sqft	Grade B 110	Base	174,275
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,411
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	180,686			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
----- S O U N D V A L U E -----									
Frame Shed	2005			20,873	Avq.	97%	100%	100%	20,247
1.50 ST GARAGE..	2008	896	B 100	8,638	Avq.	97%	100%	100%	8,379
Open Frame Porch	2008	472	B 100	5,505	Avq.	97%	100%	100%	5,340
Wood Deck	2008	512	B 100	Outbuilding Total					34,166
1,848 SFLA	Acpt Land		41,000	Accepted Bldg		207,700	Total		248,700

Oakland
 Name: WENER. TAMARA

Valuation Report

07/15/2016

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Map/Lot:

022-021-3-1

Account: 3959 Card: 1 of 1

Location:

GABRIELS WAY

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/25/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B11267P215
 Reference 2 SUNSET TERRACE SUBDIVISION
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
4.45	Acres-Rear Land 1-10	2,000.00	8,900	100%		8,900	
Total Acres 5.45					Land Total	32,900	
Acpt Land		32,900	Accepted Bldg		0	Total	32,900

Oakland
 Name: WALLINGFORD, JOHN J.

Valuation Report

07/15/2016
 Page 2536
 022-021-3-2
 GABRIELS WAY

Account: 3960 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B4699P332
 Reference 2 SUNSET TERRACE SUBDIVISION
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
4.20	Acres-Rear Land 1-10	2,000.00	8,400	100%		8,400	
Total Acres 5.20					Land Total	32,400	
Acpt Land		32,400	Accepted Bldg		0	Total	32,400

Oakland
 Name: BENTLEY, AMBER

Valuation Report

07/15/2016
 Page 2537
 022-021-3-3
 GABRIELS WAY

Account: 3961 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/25/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B11267P220
 Reference 2 SUNSET TERRACE SUBDIVISION
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
3.04	Acres-Rear Land 1-10	2,000.00	6,080	100%		6,080	
1.00	Acres-Frontage 1	5,000.00	5,000	20%	Access	1,000	
Total Acres 5.04					Land Total	31,080	
Accpt Land		31,100	Accepted Bldg		0	Total	31,100

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5280P062
 Reference 2 B8021P208
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 12/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	30,000.00	22,650	100%		22,650
Total Acres 0.57						22,650

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						67,081

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1975	84	C 100	2,492	Avq.	83%	100%	100%	2,068
Wood Deck	1995	140	C 100	1,176	Avq.	95%	100%	100%	1,117
Frame Garage	1975	672	C 100	9,408	Avq.	83%	100%	100%	7,809
Frame Garage	2001	560	C 100	7,840	Avq.	97%	100%	100%	7,605
Frame Garage	1975			----- S O U N D V A L U E -----					500
960 SFLA				Outbuilding Total					19,099

Acpt Land 22,700 **Accepted Bldg** 86,200 **Total** 108,900

Oakland
 Name: EMMONS, RONALD W.

Valuation Report

07/15/2016

Page 2539

Map/Lot: 022-023

Account: 2881 Card: 1 of 1

Location: 369 BELGRADE ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2489P119
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
Total Acres 1.35			Land Total			30,700

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	2,236 Sqft	Grade C 105	Base	164,910
Exterior	ALUM/VINYL	Masonry Trim	210Sqft	Trim	926
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1341 Sqft, Grade C	Basement Gar	3 CAR	Fin Bsmt	24,123
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,785
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,410
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Above Average	Typical	204,564			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	85%	96%	100%	166,924				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1974	350	C 100	2,940	Avq.	82%	100%	100%	2,411
1SFr Overhanq	1974	44	C 105	2,393	Avq+	85%	96%	100%	1,953
2,280 SFLA						Outbuilding Total			4,364

Acpt Land 30,700 **Accepted Bldg** 171,300 **Total** 202,000

Valuation Report

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/23/2015
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B11560P224 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 17 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
Total Acres 1.35			Land Total			30,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,550 Sqft	Grade C 100	Base	114,800
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,819
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	121,979
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	100%	100%	101,243	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1975	84	C 100	1,316	Avq.	83%	100%	100%	1,092
Frame Garage	1975	540	C 100	7,560	Avq.	83%	100%	100%	6,275
Frame Garage	1975	624	C 100	8,736	Avq.	83%	100%	100%	7,251
Frame Garage	1975	288	D 100	3,226	Avq.	83%	100%	100%	2,678
Patio	1975	264	D 100	591	Avq.	83%	100%	100%	491
1,550 SFLA									17,787

Acpt Land 30,700 **Accepted Bldg** 119,000 **Total** 149,700

Oakland
 Name: CHAFFEE, ALBERT W.

Valuation Report

07/15/2016

Page 2541

Map/Lot:

022-025

Account: 2590 Card: 1 of 1

Location:

AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2084P262

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
4.44	Acres-Rear Land 1-10	2,000.00	8,880	100%		8,880
Total Acres 5.44				Land Total		32,880

Acpt Land	32,900	Accepted Bldg	0	Total	32,900
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Oakland
 Name: FOSTER, DOUGLAS W.

Valuation Report

07/15/2016

Page 2542

Map/Lot:

022-026

Account: 1893 Card: 1 of 1

Location:

AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Sale Data	
Sale Date	07/09/2015
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B12037P316

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	30,000.00	29,086	80%	Vacancy	23,269
Total Acres 0.94					Land Total	23,269
Acpt Land		23,300	Accepted Bldg		0	Total
						23,300

Oakland
 Name: FOSTER, DOUGLAS W.& SANDRA TRUSTEES

Valuation Report

07/15/2016

Page 2543

Account: 3119 Card: 1 of 1

Map/Lot:
 Location:

022-026-1
 AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Semi-Improved

Reference 1 B3971P317
 Reference 2 B8385P164
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	30,000.00	26,325	80%	Vacancy	21,060
Total Acres 0.77					Land Total	21,060
Acpt Land		21,100	Accepted Bldg		0	Total
						21,100

Oakland
 Name: FOSTER, DOUGLAS W.

Valuation Report

07/15/2016

Page 2544

Map/Lot:

022-026-2

Account: 3118 Card: 1 of 1

Location:

AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Semi-Improved

Reference 1 B2761P255

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.89	Acres-Rear Land 1-10	2,000.00	1,780	100%		1,780
Total Acres 1.89				Land Total		25,780

Acpt Land	25,800	Accepted Bldg	0	Total	25,800
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Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3943P122
 Reference 2 B8385P164
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000	
2.12	Acres-Rear Land 1-10	2,000.00	4,240	100%		4,240	
Total Acres 3.12						Land Total	31,240

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	1,232 Sqft	Grade C 105	Base		129,963
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof		906
						0
						0
Foundation	Concrete Slab	Basement	None	Basement		-13,583
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,781
Rooms	6	HEARTH	ONE HEARTH	HEARTH		882
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,528
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,205
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	128,682
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	95% 100%	103,911

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
Wood Deck	1979	184	C 100	1,546	Avq.	85%	100%	100%	1,314	
2 STORY GARAGE	1979	1120	C 100	23,520	Avq.	85%	100%	100%	19,992	
Wood Deck	1979	64	C 100	538	Avq.	85%	100%	100%	457	
1 & 1/2 STORY FR	2003	320	C 100	21,549	Avq.	97%	95%	100%	19,858	
Jacuzzi #	1979	1	C 100	3,500	Avq.	50%	100%	100%	1,750	
Open Frame Porch	1998	224	C 100	3,276	Avq.	96%	100%	100%	3,145	
Frame Shed	1998	420	D 100	2,352	Avq.	96%	100%	100%	2,258	
Wood Deck	2001	900	C 100	7,560	Avq.	97%	100%	100%	7,333	
1.50 ST GARAGE..	2002	640	C 100	11,648	Avq.	97%	100%	100%	11,299	
Frame Garage	2015	640	C 100	8,960	Avq.	97%	100%	100%	8,691	
2,328 SFLA									Outbuilding Total	76,097

Acpt Land	31,200	Accepted Bldg	180,000	Total	211,200
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Oakland
 Name: FOSTER, DOUGLAS W.& SANDRA TRUSTEES

Valuation Report

07/15/2016

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Map/Lot: 022-027

Account: 2960 Card: 2 of 2

Location: 40 AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3943P122
 Reference 2 B8385P164
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2015	84	C 100	588	Avg.	97%	100%	100%	570	
2,328 SFLA									570	
Accpt Land						0	Accepted Bldg		600	Total
						600			600	

Oakland

Valuation Report

07/15/2016

Name: FOSTER, DOUGLAS W.& SANDRA TRUSTEES

Page 2547

Map/Lot:

022-027

Account: 2960

Location:

40 AXTELL TERRACE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,200	180,000	211,200	31,200	180,000	211,200
2	0	600	600	0	600	600
TOTAL	31,200	180,600	211,800	31,200	180,600	211,800

Oakland
 Name: FOSTER, MATHEW

Valuation Report

07/15/2016

Page 2548

Map/Lot:

022-027-1

Account: 3212 Card: 1 of 1

Location:

50 AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 07/09/2015
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Related Parties

Reference 1 B12037P240

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	4,240	10%	Access	2,400
1.51	Acres-Rear Land 1-10	2,000.00	3,020	100%		3,020
Total Acres 2.51					Land Total	5,420

Acpt Land 5,400 **Accepted Bldg** 0 **Total** 5,400

Account: 3213 Card: 1 of 1

Map/Lot:
 Location:

022-027-2
 AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3943P122

Reference 2 B8385P164

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	4,240	10%	Access	2,400
1.04	Acres-Rear Land 1-10	2,000.00	2,080	100%		2,080
Total Acres 2.04					Land Total	4,480
Accpt Land		4,500	Accepted Bldg		0	Total
						4,500

Oakland
 Name: WHITE, WILLIAM H.

Valuation Report

07/15/2016

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Map/Lot:

022-028

Account: 1001 Card: 1 of 1

Location:

AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Semi-Improved

Reference 1 B7836P196

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.80	Acres-Rear Land 11-20	600.00	480	100%		480
Total Acres 11.80					Land Total	44,480

Acpt Land 44,500 **Accepted Bldg** 0 **Total** 44,500

Account: 4230 Card: 1 of 1

Map/Lot: 022-028-1
 Location: AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 02/18/2004
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7959P046
 Reference 2 B8385P164
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	20,000	10%	Access	2,400
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.80	Acres-Rear Land 11-20	600.00	480	100%		480
Total Acres 11.80					Land Total	22,880

Acpt Land 22,900 **Accepted Bldg** 0 **Total** 22,900

Oakland
 Name: WHITE, WILLIAM H.

Valuation Report

07/15/2016

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Map/Lot:

022-029

Account: 2244 Card: 1 of 1

Location:

AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Semi-Improved

Sale Data
 Sale Date 10/01/1998
 Sale Price 17,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5774P31

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%		24,000
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 1.60					Land Total	25,200

Acpt Land 25,200 **Accepted Bldg** 0 **Total** 25,200

Oakland
 Name: BLAKE, ROBERT J. JR.

Valuation Report

07/15/2016

Page 2553

Map/Lot: 022-030

Account: 1395 Card: 1 of 1

Location: 3 AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2244P130
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.76	Acres-Homesite (Fract)	30,000.00	26,153 100%		26,153	26,153
Total Acres 0.76			Land Total		26,153	26,153

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	102,608	
Exterior	ALUM/VINYL	Masonry Trim	112Sqft	Trim	517	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,643	
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing	3,696	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	2,310	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1986	0	TYPICAL	TYPICAL	Very Good	Typical	112,774				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	93%	100%	100%	104,880					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.50 ST GARAGE..	1986	624	C 110	12,492	V.G.	93%	100%	100%	11,618	
ONE STORY FRAME	1986	210	C 110	11,966	V.G.	93%	100%	100%	11,128	
Swimming Pool	1986	640	C 100	7,000	Avq.	99%	100%	100%	6,930	
Patio	1986								12,000	
Frame Shed	2004	160	B 100	1,434	Avq.	97%	100%	100%	1,391	
1.50 ST GARAGE..	2013	784	B 100	18,264	Avq.	97%	100%	100%	17,716	
1,554 SFLA									60,783	
						Outbuilding Total			60,783	
Acpt Land		26,200		Accepted Bldg		165,700		Total		191,900

Valuation Report

Account: 3476 Card: 1 of 1

Map/Lot: 022-030-1
 Location: 11 AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Semi-Improved

Sale Data
 Sale Date: 04/29/2005
 Sale Price: 0
 Sale Type: Land Only
 Financing: Conventional
 Verified
 Validity: Related Parties

Reference 1: B8498P293
 Reference 2: B10849P081 JT
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.72	Acres-Homesite (Fract)	30,000.00	25,456	100%		25,456	
Total Acres 0.72						Land Total	25,456

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,280 Sqft	Grade B 110	Base	193,509
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,771
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,208
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	209,402
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	95% 100%	192,964

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
1 Story/BASEMENT	2005	160	B 110	13,877	Avq.	97%	95%	100%	12,788	
Frame Shed	1986	80	C 100	560	Avq.	89%	100%	100%	498	
1.75 ST GARAGE..	2012	1024	B 110	28,260	Avq.	97%	100%	100%	27,412	
Open Frame Porch	2012	320	B 110	6,504	Avq.	97%	100%	100%	6,309	
2,400 SFLA									Outbuilding Total	47,007

Acpt Land 25,500 **Accepted Bldg** 240,000 **Total** 265,500

Oakland
 Name: QUINN, KAREN E.

Valuation Report

07/15/2016

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Map/Lot: 022-031

Account: 34 Card: 1 of 1

Location: 54 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8388P065
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 04/28/2005
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	30,000.00	25,456 100%		25,456
Total Acres 0.72				Land Total	25,456

Dwelling Description

Replacement Cost New

Ranch	One Story	1,288 Sqft	Grade C 105	Base	103,594
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Heavy			Insulation	947
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	GOOD	TYPICAL	Average	Typical	109,392
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
						Value
						Rcnld
						96,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1984	180	C 105	1,588	Avq.	88%	100%	100%	1,397
Frame Garage	1984	576	C 105	8,467	Avq.	88%	100%	100%	7,451
Encl Frame Porch	1984	312	C 105	9,320	Avq.	88%	100%	100%	8,202
BSMT ENTRY.....	1984	25	C 105	0	Avq.	88%	100%	100%	0
1,288 SFLA									Outbuilding Total
									17,050

Acpt Land	25,500	Accepted Bldg	113,300	Total	138,800
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Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/29/2010
Sale Price: 199,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B10406P332
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	30,000.00	27,821 100%		27,821
Total Acres 0.86				Land Total	27,821

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	640 Sqft	Grade B 100	Base	105,269
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,602
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	9	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	100,968
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	98% 100%	87,075

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1984	324	B 100	21,483	Avq.	88%	98%	100%	18,527
Wood Deck	1984	250	B 100	2,688	Avq.	88%	100%	100%	2,365
Frame Garage	1984	400	B 100	7,168	Avq.	88%	100%	100%	6,308
Frame Shed	2001	192	C 100	1,344	Avq.	97%	100%	100%	1,304
ONE STORY FRAME	1984	48	B 100	3,182	Avq.	88%	98%	100%	2,744
ONE STORY FRAME	1984	108	B 100	7,161	Avq.	88%	98%	100%	6,176
ONE STORY FRAME	1999	320	B 100	21,217	Avq.	97%	98%	100%	20,168
TWO STORY FRAME	1984	40	B 100	3,979	Avq.	88%	98%	100%	3,432
Open Frame Porch	1984	48	B 100	1,039	Avq.	88%	100%	100%	914
2,000 SFLA									61,938
Outbuilding Total									61,938

Acpt Land	27,800	Accepted Bldg	149,000	Total	176,800
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Oakland
 Name: PALMER, LESLEY D.

Valuation Report

07/15/2016

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Map/Lot:

022-032-1

Account: 3374 Card: 1 of 2

Location:

68 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9532P061
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.24	Acres-Rear Land 1-10	2,000.00	2,480	100%		2,480
Total Acres 2.24			Land Total			32,480

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,520 Sqft	Grade B 100	Base	202,410
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp 1/4 Bmt	Basement	-17,024
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	193,987			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	Location	97%	89%	95%	159,096				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	50	C 100	840	Avq.	97%	100%	95%	774
Encl Frame Porch	2004	40	B 100	1,613	Avq.	97%	100%	95%	1,487
Wood Deck	2006	240	B 100	2,580	Avq.	97%	100%	95%	2,378
Encl Frame Porch	2006	170	C 100	4,900	Avq.	97%	100%	95%	4,515
Open Frame Porch	2006	40	C 100	700	Avq.	97%	100%	95%	645
Frame Garage	2006	576	C 100	8,064	Avq.	97%	100%	95%	7,431
Open Frame Porch	2007	120	B 100	2,330	Avq.	97%	100%	95%	2,147
2,660 SFLA	Outbuilding Total								19,377

Acpt Land 32,500 **Accepted Bldg** 178,500 **Total** 211,000

Oakland
 Name: PALMER, LESLEY D.

Valuation Report

07/15/2016

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Map/Lot:

022-032-1

Account: 3374 Card: 2 of 2

Location:

68 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9532P061
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Barn	1999	704	B 100	15.138	Ava.	97%	100%	95%	13.950
1.50 ST BARN....	2000	576	B 100	14.451	Ava.	97%	100%	95%	13.316
Frame Shed	2003	264	D 100	1.478	Ava.	97%	100%	95%	1.362
2,660 SFLA									
Outbuilding Total									28,628
Accpt Land			0	Accepted Bldg		28,600	Total		28,600

Oakland
Name: PALMER, LESLEY D.

Valuation Report

07/15/2016

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Map/Lot:

022-032-1

Account: 3374

Location:

68 AXTELL DRIVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	32,500	178,500	211,000	32,500	178,500	211,000
2	0	28,600	28,600	0	28,600	28,600
TOTAL	32,500	207,100	239,600	32,500	207,100	239,600

Oakland
 Name: MARSHALL, BETTY LOU

Valuation Report

07/15/2016

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Map/Lot: 022-033

Account: 1442 Card: 1 of 1

Location: 61 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2310P314
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 22 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	30,000.00	26,495 100%		26,495
Total Acres 0.78				Land Total	26,495

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	560 Sqft	Grade B 90	Base	86,794
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,161
Rooms	5	HEARTH	ONE HEARTH	HEARTH	968
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1981	0	TYPICAL	TYPICAL	Average	Typical	80,730			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		87%	100% 100%	70,235			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1981	252	B 90	15,039	Avq.	87%	100%	100%	13,084
Encl Frame Porch	1981	175	B 90	5,806	Avq.	87%	100%	100%	5,051
1.75 ST GARAGE..	1981	480	C 100	9,408	Avq.	87%	100%	100%	8,185
1,232 SFLA									
Outbuilding Total									26,320

Acpt Land	26,500	Accepted Bldg	96,600	Total	123,100
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Oakland
 Name: MARSHALL, BETTY LOU

Valuation Report

07/15/2016

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Map/Lot:

022-033-1

Account: 3104 Card: 1 of 1

Location:

AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 02/19/2002
 Sale Price 12,400
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6842P227

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	30,000.00	25,807	80%	Vacancy	20,646
Total Acres 0.74				Land Total		20,646
Acpt Land		20,600	Accepted Bldg	0	Total	20,600

Oakland
 Name: MARSHALL, BETTY L.

Valuation Report

07/15/2016

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Map/Lot:

022-034

Account: 2841 Card: 1 of 1

Location:

AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Sale Data	
Sale Date	10/04/2013
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B11533P225

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Homesite (Fract)	30,000.00	26,665	80%	Vacancy	21,332
Total Acres 0.79				Land Total		21,332
Accpt Land		21,300	Accepted Bldg	0	Total	21,300

Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	03/01/1994
Sale Price	18,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Renovations

Reference 1: B4811P207
 Reference 2: B7418P178
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.73	Acres-Rear Land 1-10	2,000.00	1,460	100%		1,460
Total Acres 1.73						31,460

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	980 Sqft	Grade B 105	Base	149,941
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	490 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,860
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,679
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,387
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,822
Insulation	Heavy			Insulation	1,613
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	170,302
Functional Obsolescence						Value(Rcnld)
None						160,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1995	128	B 105	2,596	Avq.	95%	100%	100%	2,466
1.50 ST GARAGE..	1995	576	B 105	14,090	Avq.	95%	100%	100%	13,385
1 Story/BASEMENT	1995	96	B 105	7,948	Avq.	95%	99%	100%	7,475
Wood Deck	1995	224	B 105	2,528	Avq.	95%	100%	100%	2,402
1 Story/BASEMENT	1995	65	B 105	5,382	Avq.	95%	99%	100%	5,062
Open Frame Porch	1995	120	B 105	2,446	Avq.	95%	100%	100%	2,324
1,876 SFLA									33,114

Acpt Land	31,500	Accepted Bldg	193,300	Total	224,800
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Oakland
 Name: PELOTTE, LEO A.

Valuation Report

07/15/2016

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Map/Lot: 023-001

Account: 1793 Card: 1 of 1

Location: 328 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2535P17
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	80%	View/Envir	23,020
Total Acres 0.92						23,020

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,688
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Average	Typical	75,768			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		87%	100%	100%	65,918		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1982	368	C 100	3,091	Avg.	87%	100%	100%	2,689
Frame Shed	2001	144	C 100	1,008	Avg.	97%	100%	100%	978
960 SFLA						Outbuilding Total			3,667
Acpt Land		23,000	Accepted Bldg		69,600	Total		92,600	

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/26/2003
 Sale Price 149,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7484P051
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
4.35	Acres-Rear Land 1-10	1,600.00	6,960	100%		6,960
Total Acres 5.35			Land Total			30,960

Dwelling Description

Replacement Cost New

Split Level	One Story	1,502 Sqft	Grade C 110	Base	123,028
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	751 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,565
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,071
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	142,360
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	98%	100%	135,327	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1999	27	C 110	1,539	Avq.	97%	98%	100%	1,463
Open Frame Porch	1999	10	C 110	308	Avq.	97%	100%	100%	299
1.75 ST GARAGE..	2012	1080	B 100	27,096	Avq.	97%	100%	100%	26,283
Wood Deck	2002	120	C 100	1,008	Avq.	97%	100%	100%	978
1 Story/BASEMENT	2010	360	B 100	28,385	Avq.	97%	98%	100%	26,982
Open Frame Porch	2010	80	C 100	1,260	Avq.	97%	100%	100%	1,222
1,889 SFLA									57,227
Outbuilding Total									57,227

Acpt Land	31,000	Accepted Bldg	192,600	Total	223,600
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Valuation Report

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/02/2013
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B11373P094
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	30,000.00	23,043 100%		23,043
Total Acres 0.59				Land Total	23,043

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade C 110	Base	127,500
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,250
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,207
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	137,577
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						133,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	576	C 100	8,064	Avq.	90%	100%	100%	7,258
Wood Deck	2013	160	B 100	1,721	Avq.	97%	100%	100%	1,669
Wood Deck	2013	32	B 100	344	Avq.	97%	100%	100%	334
Wood Deck	2013	32	B 100	344	Avq.	97%	100%	100%	334
1,568 SFLA									9,595
Outbuilding Total									9,595

Acpt Land	23,000	Accepted Bldg	143,000	Total	166,000
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Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography Below StreetLow
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3951P039

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		0	
1.00	Acres-Homesite (Fract)	1,600.00	6,960	80%	Topography	28,800	
1.00	Acres-Frontage 1	6,000.00	6,000	80%	Topography	4,800	
1.04	Acres-Rear Land 1-10	2,400.00	2,496	100%		2,496	
Total Acres 3.04						Land Total	36,096

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,456 Sqft	Grade D 110	Base	95,928
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	728 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,969
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,157
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	112,859
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	100% 100%	108,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1998	144	C 100	1,210	Avq.	96%	100%	100%		1,162
Open Frame Porch	2015	288	B 100	5,340	Avq.	97%	100%	100%		5,180
1,456 SFLA							Outbuilding Total			6,342

Acpt Land

36,100

Accepted Bldg

114,700

Total

150,800

Oakland
 Name: SAVAGE, JOHN

Valuation Report

07/15/2016

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Map/Lot: 023-003

Account: 944 Card: 1 of 1

Location: TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/10/2014
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11827P249
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
2.00	Acres-Frontage 1	6,000.00	12,000	81%	Excess Frt	9,720
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
10.00	Acres-Rear Land 11-20	720.00	7,200	100%		7,200
12.10	REAR2-Rear 21+	600.00	7,260	100%		7,260
Total Acres 35.10					Land Total	76,980

Acpt Land 77,000 **Accepted Bldg** 0 **Total** 77,000

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2014P15
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	36,000.00	34,530	100%	34,530
Total Acres 0.92				Land Total	34,530

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	440 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,160
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Average	Typical	86,981
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		80%	100%	100%
						Value
						Rcnld
						69,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Carport/Canopy	1969	312	C 100	1,966	Avq.	80%	100%	100%	1,573
Wood Deck	1989	64	C 100	538	Avq.	80%	100%	100%	430
Wood Deck	1989	412	C 100	3,461	Avq.	80%	100%	100%	2,769
2 STORY GARAGE	1970	672	C 100	14,112	Avq.	80%	100%	100%	11,290
960 SFLA									
Outbuilding Total									16,062

Acpt Land	34,500	Accepted Bldg	85,600	Total	120,100
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Oakland
 Name: MERGEN, ANDREE, TRUSTEE

Valuation Report

07/15/2016

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Account: 1550 Card: 1 of 1

Map/Lot:
 Location:

023-005
 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B8471P026

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	6,000.00	12,000	80%	Corner/Loc	23,040	
4.00	Acres-Frontage 1	6,000.00	24,000	69%	Excess Frt	0	
4.00	Acres-Frontage 1	720.00	7,200	80%	Corner/Loc	13,248	
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000	
10.00	Acres-Rear Land 11-20	720.00	7,200	100%		7,200	
65.90	REAR2-Rear 21+	600.00	39,540	100%		39,540	
Total Acres 90.90			Land Total			107,028	
Acpt Land		107,000	Accepted Bldg		0	Total	107,000

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B376 P251
Reference 2 TRANSFER STATION
Tran/Land/Bldg 1 4 1
X Coordinate 0 Y Coordinate 0
Exemption(s) 44 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		0	
1.00	Acres-Homesite (Fract)	6,000.00	12,000	50%	Topography	18,000	
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000	
10.00	Acres-Rear Land 11-20	720.00	7,200	100%		7,200	
50.50	REAR2-Rear 21+	600.00	30,300	100%		30,300	
Total Acres 71.50						Land Total	79,500

Commercial Description

Occupancy Type	Service Garage..	Service Garage..
Class & Quality	Frame.....Good	Frame.....Good
# Dwelling Units	0	0
Exterior	Aluminum/Vinyl	Aluminum/Vinyl
Stories & Height	1 STORY @ 14'	1 STORY @ 8'
Heating/Cooling	NONE	Forced Warm Air
Built	1995	1995
Remodeled	0	0
Base Cost/Sqft	30.64	30.64
Heat-Cool/Sqft	+ 0.00	3.39
Total	30.64	34.03
Size Factor	X 1.406	1.128
Adjusted Cost/Sqft	43.08	38.39
Total Square Feet	X 448	1,200
Replacement Cost	19,300	46,068
Condition	Average	Average
% Good Physical	X .93	.93
Functional	X 1.00	0.80
Subtotal	17,949	34,275
Economic Factor	X 1.00	Total Value
		52,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
WAREHOUSE ST....	1996	3240	C 100	85.821	Avq.	95%	100%	100%	81,530
GARAGE FRAME ..	2005	1024	C 100	43.008	Avq.	97%	100%	100%	41,718
UTILITY BLDG....	2007	3200	C 100	268.800	Avq.	97%	100%	100%	260,736
1,648 SF									Outbuilding Total
									383,984

Acpt Land 79,500 **Accepted Bldg** 436,200 **Total** 515,700

Oakland
 Name: LEACH, JUNE

Valuation Report

07/15/2016

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Map/Lot: 023-007

Account: 1194 Card: 1 of 1

Location: 343 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1554P674

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	36,000.00	24,416	100%		24,416
Total Acres 0.46						24,416
						Land Total
						24,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1971	12X56	D 100	13,582	Ava-	45%	100%	100%	6,112
Frame Shed	1971	81	D 100	454	Ava-	78%	100%	100%	354
MH SLAB.....	1971	672	C 100	2,352	Ava.	81%	100%	100%	1,905
MH GABLE ROOF...	1971	672	C 100	3,763	Ava.	81%	100%	100%	3,048
Open Frame Porch	2000	64	D 100	829	Ava.	97%	100%	100%	804
Jacuzzi #	2013	1	C 100	3,500	Ava.	97%	100%	100%	3,395
672 SFLA						Outbuilding Total			15,618

Acpt Land	24,400	Accepted Bldg	15,600	Total	40,000
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Oakland
 Name: MILLS, STEPHEN A.

Valuation Report

07/15/2016

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Map/Lot:

023-008

Account: 1653 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7493P289
 Reference 2 B11661P022
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.10	Acres-Frontage 1	6,000.00	600	100%	Excess Frt	600
Total Acres 1.10					Land Total	29,400
Acpt Land		29,400	Accepted Bldg		0	Total
						29,400

Valuation Report

Map/Lot:

023-009

Account: 467 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Sale Data	
Sale Date	06/01/1999
Sale Price	29,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5993P323
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	6,000.00	600	80%	Corner/Loc	23,040
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
10.00	Acres-Rear Land 11-20	720.00	7,200	100%		7,200
8.30	REAR2-Rear 21+	600.00	4,980	100%		4,980
Total Acres 29.30					Land Total	59,220

Acpt Land	59,200	Accepted Bldg	0	Total	59,200
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Oakland
 Name: MERGEN, ANDREE, TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

023-010

Account: 1549 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B1458P348

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
48.90	REAR2-Rear 21+	600.00	29,340	100%		29,340	
Total Acres 48.90				Land Total		29,340	
Acpt Land			29,300	Accepted Bldg	0	Total	29,300

Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/20/2015
 Sale Price: 185,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11985P300
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.57	Acres-Rear Land 1-10	2,000.00	1,140	100%		1,140
Total Acres 1.57			Land Total			31,140

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story CLAPBOARD 1 OTHER Units-0	1,280 Sqft Masonry Trim Roof Cover	Grade C 105 None Asphalt Shingles	Base Trim Roof	147,193 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,795
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	882
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	158,280
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	96% 100%	139,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	90	C 100	756	Avq.	96%	100%	100%	726
Wood Deck	1997	305	C 100	2,562	Avq.	96%	100%	100%	2,460
Frame Garage	1997	676	D 100	7,571	Avq.	96%	100%	100%	7,268
Frame Shed	2008	144	B 100	1,291	Avq.	97%	100%	100%	1,252
Carport/Canopy	2008	60	C 100	378	Avq.	97%	100%	100%	367
2,240 SFLA									12,073
Outbuilding Total									12,073

Acpt Land 31,100 **Accepted Bldg** 151,900 **Total** 183,000

Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/23/2016
Sale Price 255,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5525P006
Reference 2 B10088P196
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			30,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	784 Sqft	Grade C 110	Base	104,126
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,719
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	112,465
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	99% 100%	106,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	244	C 110	3,912	Avq.	96%	100%	100%	3,756
Open Frame Porch	2009	96	B 100	1,900	Avq.	97%	100%	100%	1,843
1 & 3/4 STORY FR	2009	256	B 100	23,764	Avq.	97%	99%	100%	22,820
3/4S AD/GAR.....	2009	784	B 100	51,631	Avq.	97%	100%	100%	50,082
1,820 SFLA									
Outbuilding Total									78,501

Acpt Land 30,200 **Accepted Bldg** 185,400 **Total** 215,600

Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1996
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9278P208

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.25	Acres-Rear Land 1-10	2,000.00	500	100%		500
Total Acres 1.25			Land Total			30,500

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,162 Sqft Masonry Trim Roof Cover	Grade A 90 None Asphalt Shingles	Base Trim Roof	196,342 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	581 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,134
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,048
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,343
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2010	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total 212,867
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	91%	100%
Value(Rcnld)						187,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	2007	1120	B 100	60,211	Avq.	97%	100%	100%	58,405
1S AD/GAR.....	2010	832	A 90	88,899	Avq.	97%	91%	100%	78,471
Open Frame Porch	2010	192	A 90	4,073	Avq.	97%	100%	100%	3,951
3,156 SFLA									
Outbuilding Total									140,827

Acpt Land 30,500 Accepted Bldg 328,700 Total 359,200

Oakland
 Name: WHITE, WILLIAM H.

Valuation Report

07/15/2016

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Map/Lot: 023-014

Account: 1895 Card: 1 of 1

Location: 18 SKYLINE DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5045P110
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
5.61	Acres-Rear Land 1-10	2,000.00	11,220	100%		11,220
Total Acres 6.61			Land Total			41,220

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	896 Sqft	Grade C 95	Base	94,148
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,596
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,043
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Average	Typical	87,849			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	87%	100%	100%	76,429				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1996	200	C 100	1,400	Avq.	95%	100%	100%	1,330
Wood Deck	2006	320	B 100	3,441	Avq.	97%	100%	100%	3,338
1,568 SFLA									
Outbuilding Total								4,668	

Acpt Land 41,200 **Accepted Bldg** 81,100 **Total** 122,300

Oakland
 Name: MORSE, NATALIE A.

Valuation Report

07/15/2016

Page 2580

Map/Lot: 023-014-1

Account: 2122 Card: 1 of 1

Location: 17 AXTELL TERRACE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/01/1992
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4223P182

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000
0.75	Acres-Rear Land 1-10	2,000.00	1,500	100%		1,500
Total Acres 1.75			Land Total			28,500

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	896 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,032
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,760
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	784
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1993	0	TYPICAL	TYPICAL	Average	Typical	100,888	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		94%	100%	100%	94,835

Acpt Land 28,500 **Accepted Bldg** 130,700 **Total** 159,200

Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/07/2012
 Sale Price: 190,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11061P262
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92			Land Total			28,775

Dwelling Description

Replacement Cost New

Contemporary	One Story	1,008 Sqft	Grade C 110	Base	89,554
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,240
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	776
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	GOOD	Above Average	Typical	103,266
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						92,939

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
2S Encl Fr Porch	1985	84	C 110	4,113	Avq+	90%	100%	100%	3,702	
Wood Deck	1985	84	C 110	776	Avq+	90%	100%	100%	698	
1S AD/GAR.....	1998	372	C 110	30,363	Avq+	90%	100%	100%	27,327	
Frame Shed	1985	96	D 100	538	Avq.	89%	100%	100%	479	
Open Frame Porch	1998	336	C 110	5,328	Avq+	90%	100%	100%	4,795	
Frame Garage	1998	336	C 100	4,704	Avq.	96%	100%	100%	4,516	
1,380 SFLA									Outbuilding Total	41,517

Acpt Land 28,800 **Accepted Bldg** 134,500 **Total** 163,300

Oakland
 Name: LOCKHART, RYAN L.

Valuation Report

07/15/2016

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Map/Lot: 023-016

Account: 1878 Card: 1 of 1

Location: 11 SKYLINE DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/18/2015
 Sale Price: 196,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B11915P215
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.98	Acres-Rear Land 1-10	2,000.00	3,960	100%		3,960
Total Acres 2.98			Land Total			33,960

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,296 Sqft	Grade B 95	Base	120,571
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	648 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	14,436
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,883
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,129
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	145,019
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		96%	100% 100%	139,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhanq	1998	23	B 95	1,449	Avq.	96%	100%	100%	1,391
1SFr Overhanq	1998	17	B 95	1,071	Avq.	96%	100%	100%	1,028
1.50 ST GARAGE..	1998	720	B 100	16,773	Avq.	96%	100%	100%	16,102
Wood Deck	1998	192	C 100	1,613	Avq.	96%	100%	100%	1,548
1,336 SFLA									20,069
Outbuilding Total									20,069

Acpt Land 34,000 **Accepted Bldg** 159,300 **Total** 193,300

Oakland
Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

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Account: 3672 Card: 1 of 1

Map/Lot:
Location:

023-016-1
AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Private

Reference 1 B4722P321

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Homesite (Fract)	30,000.00	28,302	80%	Vacancy	22,642
Total Acres 0.89				Land Total		22,642
Acpt Land	22,600	Accepted Bldg	0	Total		22,600

Oakland
 Name: LABONTE, SCOTT D.

Valuation Report

07/15/2016

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Map/Lot:

023-016-2

Account: 3522 Card: 1 of 1

Location:

HUNTERS WAY

Neighborhood 26 AXTELL SUBDIV...

Sale Data	
Sale Date	06/01/2015
Sale Price	31,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private

Reference 1 B11997P280
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
2.01	Acres-Rear Land 1-10	2,000.00	4,020	100%		4,020	
Total Acres 3.01					Land Total	28,020	
Acpt Land		28,000	Accepted Bldg		0	Total	28,000

Oakland
 Name: CONCAUGH, KEVIN M.

Valuation Report

07/15/2016

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Map/Lot: 023-017

Account: 1866 Card: 1 of 1

Location: 98 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/2001
 Sale Price 185,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6572P210
 Reference 2 B11698P41
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade A 100	Base	187,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,506
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Good	Typical	201,338
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				98%	98%	100%
						193,365

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2001	688	A 100	20,034	Good	98%	100%	100%	19,633
Open Frame Porch	2001	40	A 100	1,120	Good	98%	100%	100%	1,098
Wood Deck	2001	160	B 100	1,721	Avg.	97%	100%	100%	1,669
1,904 SFLA	Outbuilding Total								22,400

Acpt Land	24,900	Accepted Bldg	215,800	Total	240,700
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Oakland
 Name: GLUECK, CRAIG R.

Valuation Report

07/15/2016

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Map/Lot: 023-018

Account: 1869 Card: 1 of 1

Location: 106 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/11/2012
 Sale Price 195,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11034P233
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	30,000.00	27,000 100%		27,000
Total Acres 0.81				Land Total	27,000

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Raised Ranch	One Story	1,242 Sqft	Grade B 100	Base	122,659
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	621 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	14,712
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,917
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	GOOD	GOOD	Average	Typical	146,664			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	142,264			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	2000	40	B 100	2,652	Avq.	97%	100%	100%	2,572
Wood Deck	2000	280	C 100	2,352	Avq.	97%	100%	100%	2,281
Frame Shed	2016	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1,282 SFLA									
Outbuilding Total									5,896

Acpt Land	27,000	Accepted Bldg	148,200	Total	175,200
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Valuation Report

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/28/2015
 Sale Price: 209,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12196P40
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	30,000.00	27,495 100%		27,495
Total Acres 0.84				Land Total	27,495

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade A 100	Base	187,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,506
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Good	Typical	206,830			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		98%	98% 100%	198,640			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2002	18	A 100	627	Good	98%	100%	100%	614
1/2S AD/GAR.....	2002	684	A 100	42,134	Good	98%	100%	100%	41,291
Wood Deck	2002	160	B 100	1,721	Avq.	97%	100%	100%	1,669
1,904 SFLA									
						Outbuilding Total			43,574

Acpt Land 27,500 **Accepted Bldg** 242,200 **Total** 269,700

Oakland
 Name: BROOKS, PAUL A.

Valuation Report

07/15/2016

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Map/Lot: 023-020

Account: 1873 Card: 1 of 1

Location: 118 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/01/2000
 Sale Price: 12,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B6261P286 & 287

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.71	Acres-Rear Land 1-10	2,000.00	3,420	100%		3,420
Total Acres 2.71			Land Total			33,420

Dwelling Description

Replacement Cost New

Ranch	One Story	1,348 Sqft	Grade B 100	Base	133,637
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,251
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	GOOD	GOOD	Average	Typical	140,038			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	135,837			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2001	600	B 100	10,752	Avq.	97%	100%	100%	10,429
Wood Deck	2011	160	B 100	1,721	Avq.	97%	100%	100%	1,669
1,348 SFLA									
Outbuilding Total								12,098	

Acpt Land 33,400 **Accepted Bldg** 147,900 **Total** 181,300

Oakland
 Name: O'HALLORAN-SMART, JESSICA

Valuation Report

07/15/2016

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Map/Lot:

023-021

Account: 2616 Card: 1 of 1

Location:

AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Sale Data	
Sale Date	11/27/2012
Sale Price	34,634
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B11237P347
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
6.29	Acres-Rear Land 11-20	600.00	3,774	100%		3,774
Total Acres 17.29					Land Total	47,774

Acpt Land 47,800 **Accepted Bldg** 0 **Total** 47,800

Oakland
 Name: HAYES, NATHAN R.

Valuation Report

07/15/2016

Page 2590

Map/Lot:

023-021-01

Account: 3253 Card: 1 of 1

Location:

7 HUNTERS WAY

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/16/2013
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11483P200
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.11	Acres-Rear Land 1-10	2,000.00	8,220	100%		8,220
Total Acres 5.11			Land Total			38,220

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade C 110	Base	134,331
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,464
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,552
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	144,119
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	97% 100%	131,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1993	162	C 110	9,230	Avq.	94%	97%	100%	8,416
1.50 ST GARAGE..	1993	784	C 110	15,695	Avq.	94%	100%	100%	14,753
Wood Deck	1993	240	C 110	2,218	Avq.	94%	100%	100%	2,085
Wood Deck	1997	60	C 100	504	Avq.	96%	100%	100%	484
Frame Garage	2005	364	B 100	6,523	Avq.	97%	100%	100%	6,327
2,178 SFLA									32,065

Acpt Land 38,200 **Accepted Bldg** 163,500 **Total** 201,700

Oakland
 Name: BROOKS, PAUL A.

Valuation Report

07/15/2016

Page 2591

Account: 4355 Card: 1 of 1

Map/Lot:
 Location:

023-021-02
 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/31/2006
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8841P246

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10					Land Total	24,200

Acpt Land 24,200 **Accepted Bldg** 0 **Total** 24,200

Oakland
 Name: MACARTHUR, TODD E.

Valuation Report

07/15/2016

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Map/Lot:

023-021-03

Account: 4427 Card: 1 of 1

Location:

11 HUNTERS WAY

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/01/2007
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10026P233
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	999 Sqft	Grade B 100	Base	144,898
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,513
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	156,862
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	99%	100%	150,635	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2008	222	B 100	4,158	Avq.	97%	100%	100%	4,033
Encl Frame Porch	2008	25	B 100	1,075	Avq.	97%	100%	100%	1,043
Wood Deck	2009	72	B 100	774	Avq.	97%	100%	100%	751
Wood Deck	2010	80	B 100	860	Avq.	97%	100%	100%	834
1,748 SFLA									6,661
Outbuilding Total									6,661

Acpt Land 30,600 **Accepted Bldg** 157,300 **Total** 187,900

Oakland
 Name: HARRIS-SMEDBERG, KATHY J.

Valuation Report

07/15/2016

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Map/Lot:

023-021-04

Account: 4533 Card: 1 of 1

Location:

HUNTERS WAY

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private

Sale Data
 Sale Date 11/27/2012
 Sale Price 11,300
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11238P001

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
12.26	REAR2-Rear 21+	500.00	6,130	100%		6,130
Total Acres 33.26					Land Total	56,130

Acpt Land 56,100 **Accepted Bldg** 0 **Total** 56,100

Oakland
 Name: MARSHALL, BRUCE E.

Valuation Report

07/15/2016

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Map/Lot:

023-021-06

Account: 4555 Card: 1 of 1

Location:

117 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street:

Sale Data	
Sale Date	05/30/2008
Sale Price	35,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1: B10258P171
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
7.17	Acres-Rear Land 1-10	2,000.00	14,340	100%		14,340
Total Acres 8.17			Land Total			44,340

Dwelling Description

Replacement Cost New

Ranch	One Story	1,480 Sqft	Grade B 110	Base	155,567
Exterior	OTHER	Masonry Trim	344Sqft	Trim	2,034
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,135
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,459
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	145,863
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	100%	100%	141,487	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2010	112	B 110	2,405	Avq.	97%	100%	100%	2,333
Patio	2010	352	C 100	986	Avq.	97%	100%	100%	956
Frame Shed	2011	160	B 100	1,434	Avq.	97%	100%	100%	1,391
Carport/Canopy	2011	96	C 100	605	Avq.	97%	100%	100%	587
1.75 ST GARAGE..	2013	1120	B 110	30,908	Avq.	97%	100%	100%	29,981
Carport/Canopy	2013	480	B 100	3,871	Avq.	97%	100%	100%	3,755
Open Frame Porch	2015	48	B 100	1,039	Avq.	97%	100%	100%	1,008
1,480 SFLA						Outbuilding Total			40,011

Acpt Land	44,300	Accepted Bldg	181,500	Total	225,800
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Oakland
 Name: RYAN, KELLY W.

Valuation Report

07/15/2016

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Map/Lot: 023-022

Account: 1872 Card: 1 of 1

Location: 115 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/27/2015
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12147P180+182
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 18 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	30,000.00	26,833	100%		26,833
Total Acres 0.80						26,833

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade B 110	Base	134,057
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-17,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,274
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	124,879			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Value(Rcnld)						121,133			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	2007	225	B 110	16,411	Avg.	97%	100%	100%	15,919
Frame Garage	2003	396	B 110	7,806	Avg.	97%	100%	100%	7,572
1,457 SFLA									23,491
Outbuilding Total								23,491	

Acpt Land	26,800	Accepted Bldg	144,600	Total	171,400
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Oakland
 Name: HOLMES, DWAYNE

Valuation Report

07/15/2016

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Map/Lot: 023-023

Account: 1870 Card: 1 of 1

Location: 111 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/31/2005
 Sale Price 243,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8294P116
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	30,000.00	27,166 100%		27,166
Total Acres 0.82				Land Total	27,166

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade A 100	Base	187,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,506
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	203,470
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	193,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	160	B 100	1,721	Avq.	97%	100%	100%	1,669
3/4S AD/GAR.....	2004	747	A 100	61,492	Avq.	97%	100%	100%	59,647
Open Frame Porch	2004	15	A 100	560	Avq.	97%	100%	100%	543
TWO STORY FRAME	2004	10	A 100	1,243	Avq.	97%	98%	100%	1,182
ONE STORY FRAME	2004	10	A 100	829	Avq.	97%	98%	100%	788
1,934 SFLA									
Outbuilding Total									63,829

Acpt Land	27,200	Accepted Bldg	257,200	Total	284,400
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Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/16/2009
 Sale Price 249,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10157P201
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			30,040

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade A 100	Base	174,638
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,568
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,866
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	189,792
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	184,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	18	A 100	627	Avq.	97%	100%	100%	608
1/2S AD/GAR.....	2008	692	A 100	42,627	Avq.	97%	100%	100%	41,348
Wood Deck	2008	160	A 100	2,150	Avq.	97%	100%	100%	2,085
1,666 SFLA									
Outbuilding Total									44,041

Acpt Land	30,000	Accepted Bldg	228,100	Total	258,100
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Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

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Map/Lot:

023-025

Account: 1867 Card: 1 of 1

Location:

99 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/08/2003
 Sale Price 9,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7345P296

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
Total Acres 1.00					Land Total	24,000
Acpt Land		24,000	Accepted Bldg		0	Total
						24,000

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/11/2006
 Sale Price: 260,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8905P163
 Reference 2: B9874P193
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.86	Acres-Homesite (Fract)	30,000.00	27,821	100%		27,821	
Total Acres 0.86						Land Total	27,821

Dwelling Description

Replacement Cost New

Garrison	Two Story	987 Sqft	Grade A 100	Base	192,286
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,782
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2003	0	GOOD	GOOD	Average	Typical	206,788	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	98%	100%	196,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1/2S AD/GAR.....	2003	704	A 100	43,366	Avq.	97%	100%	100%	42,065	
Open Frame Porch	2003	20	A 100	672	Avq.	97%	100%	100%	652	
Wood Deck	2003	160	B 100	1,721	Avq.	97%	100%	100%	1,669	
Frame Shed	2015	96	C 100	672	Avq.	97%	100%	100%	652	
1,974 SFLA									Outbuilding Total	45,038

Acpt Land	27,800	Accepted Bldg	241,600	Total	269,400
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Oakland
 Name: PLOURDE, LENNY B.

Valuation Report

07/15/2016

Page 2600

Map/Lot: 023-027

Account: 1864 Card: 1 of 1

Location: 85 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/14/2007
 Sale Price 247,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9501P285
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.99	Acres-Homesite (Fract)	30,000.00	29,850 100%		29,850
Total Acres 0.99				Land Total	29,850

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	952 Sqft	Grade B 110	Base	153,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,780
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,642
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	167,017			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	162,006			
Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	2007	713	B 110	19,677	Avg.	97%	100%	100%	19,087
Wood Deck	2007	160	B 110	1,893	Avg.	97%	100%	100%	1,836
Open Frame Porch	2007	15	B 110	493	Avg.	97%	100%	100%	478
1,666 SFLA						Outbuilding Total			21,401

Acpt Land	29,900	Accepted Bldg	183,400	Total	213,300
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Oakland
Name: ALLEN, ROBERT W.

Valuation Report

07/15/2016

Page 2601

Map/Lot: 023-028

Account: 1862 Card: 1 of 1

Location: 79 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/29/2010
Sale Price 260,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10405P133
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	30,000.00	29,394 100%		29,394
Total Acres 0.96				Land Total	29,394

Dwelling Description

Replacement Cost New

Garrison	Two Story	962 Sqft	Grade B 110	Base	165,959
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,675
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,896
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	181,626
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	172,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2004	713	B 110	51,652	Avq.	97%	100%	100%	50,102
Open Frame Porch	2004	15	B 110	493	Avq.	97%	100%	100%	478
Open Frame Porch	2004	166	B 110	3,469	Avq.	97%	100%	100%	3,365
ONE STORY FRAME	2004	10	B 110	729	Avq.	97%	98%	100%	693
Wood Deck	2004	160	B 110	1,893	Avq.	97%	100%	100%	1,836
Frame Shed	2015	140	C 100	980	Avq.	97%	100%	100%	951
1,934 SFLA									57,425
Outbuilding Total									57,425

Acpt Land	29,400	Accepted Bldg	230,100	Total	259,500
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Oakland
 Name: PERRY, LESIA S.

Valuation Report

07/15/2016

Page 2602

Map/Lot:

023-029

Account: 1747 Card: 1 of 1

Location:

71 AXTELL DRIVE

Neighborhood 26 AXTELL SUBDIV...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4142P026
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.55	Acres-Rear Land 1-10	2,000.00	1,100	100%		1,100
Total Acres 1.55			Land Total			31,100

Dwelling Description

Replacement Cost New

Log	One Story	1,152 Sqft	Grade C 100	Base	90,283
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	900 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,040
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,839
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	101,522
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	98,476	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1989	168	D 100	941	Avq.	91%	100%	100%	856
Frame Shed	1989	140	D 100	784	Avq.	91%	50%	100%	356
Wood Deck	2000	80	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	2001	920	C 100	7,728	Avq.	97%	100%	100%	7,496
Frame Garaga	2003								1,000
1,152 SFLA				----- S O U N D V A L U E -----					10,360
							Outbuilding Total		10,360

Acpt Land	31,100	Accepted Bldg	108,800	Total	139,900
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Oakland
 Name: PARENT, ALBERT E.

Valuation Report

07/15/2016

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Map/Lot: 023-030

Account: 3243 Card: 1 of 1

Location: 18 PORTER DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B4255P087

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 33 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Access	24,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			26,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,144 Sqft	Grade C 90	Base	80,811
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,890
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Below Average	Typical	84,969
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value(Rcld)
						77,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	1992	30	C 90	504	Avq-	91%	100%	100%	459
Frame Garage	1992	400	C 90	5,040	Avq.	93%	100%	100%	4,687
12 Mobile Home.	1992			----- S O U N D V A L U E -----					500
1,144 SFLA				Outbuilding Total					5,646

Acpt Land 26,000 **Accepted Bldg** 83,000 **Total** 109,000

Valuation Report

Map/Lot: 023-031

Account: 1120 Card: 1 of 1

Location: 312 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/14/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9190P198
 Reference 2 FORMERLY MAP 24, LOT 1
 Tran/Land/Bldg 1 2 96
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	42,426	100%		42,426
5.00	Acres-Rear Land 1-10	1,000.00	5,000	100%		5,000
Total Acres 6.00						47,426

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,200 Sqft	Grade B 110	Base	174,080
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,741
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,245
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,774
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	164,358			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	74% 100%	117,976			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	2005	1200	C 100	50,400	Avq.	97%	100%	100%	48,888
CANOPY AV.....	2005	75	B 100	1,726	Avq.	97%	100%	100%	1,674
GARAGE FRAME ..	2006	528	C 100	22,176	Avq.	97%	100%	100%	21,511
Frame Shed	2006	192	C 100	1,344	Avq.	97%	100%	100%	1,304
GARAGE FRAME ..	2008	675	C 100	28,350	Avq.	97%	100%	100%	27,500
1,800 SFLA									
Outbuilding Total									100,877

Acpt Land 47,400 **Accepted Bldg** 218,900 **Total** 266,300

Oakland
 Name: MCKAY, BRENDA

Valuation Report

07/15/2016

Page 2605

Map/Lot: 023-032

Account: 4261 Card: 1 of 1

Location: NORTHWEST ROAD

Neighborhood 23 BELGRADE ROAD...
 Tree Growth 1988
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/14/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B8291P163 JT
 Reference 2
 Tran/Land/Bldg 1 6 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
6.00	Acres-Softwood	329.00	1,974	100%		1,974
67.00	Acres-Mixed Wood	383.00	25,661	100%		25,661
Total Acres 74.00					Land Total	29,635
Acpt Land		29,600	Accepted Bldg		0	Total
						29,600

Neighborhood 23 BELGRADE ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B8508P261
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00			Land Total			34,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,188 Sqft	Grade B 100	Base	165,761
Exterior	ALUM/VINYL	Masonry Trim	270Sqft	Trim	1,452
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,557
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,863
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	179,934
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	97%	100%
						169,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	1054	B 100	11,333	Avq.	97%	100%	100%	10,993
Frame Shed	2006			---- S O U N D V A L U E ----				500	
Frame Shed	2006			---- S O U N D V A L U E ----				300	
1.50 ST GARAGE..	2009	896	B 100	20,873	Avq.	97%	100%	100%	20,247
2,079 SFLA				Outbuilding Total				32,040	

Acpt Land	34,000	Accepted Bldg	201,300	Total	235,300
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Oakland
 Name: MOREY, MICHAEL A.

Valuation Report

07/15/2016

Page 2607

Map/Lot:

024-001-01

Account: 2097 Card: 1 of 1

Location:

5 JESSICA LANE

Neighborhood 31 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/30/2005
 Sale Price: 184,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8477P192
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.12	Acres-Rear Land 1-10	1,600.00	192	100%		192
Total Acres 1.12			Land Total			24,192

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 110	Base	160,481
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,120
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	172,515
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	165,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	672	B 110	13,247	Avq.	97%	100%	100%	12,850
Open Frame Porch	2003	252	B 110	5,165	Avq.	97%	100%	100%	5,010
Wood Deck	2009	240	B 100	2,580	Avq.	97%	100%	100%	2,503
1,764 SFLA									20,363
Outbuilding Total									20,363

Acpt Land 24,200 **Accepted Bldg** 186,000 **Total** 210,200

Oakland
 Name: FURBUSH, ARCHIE L.

Valuation Report

07/15/2016

Page 2608

Map/Lot:

024-001-02

Account: 3127 Card: 1 of 1

Location:

224 SUMMER STREET

Neighborhood 31 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B7785P275

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.24	Acres-Frontage 1	4,000.00	960	100%		960
3.76	Acres-Rear Land 1-10	1,600.00	6,016	100%		6,016
Total Acres 5.00			Land Total			30,976

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,376 Sqft	Grade B 100	Base	186,514
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,595
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,158
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	199,493			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	95% 100%	183,833			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	2006	280	B 100	3,010	Avq.	97%	100%	100%	2,920
Wood Deck	2006	32	B 100	344	Avq.	97%	100%	100%	334
Open Frame Porch	2006	24	B 100	609	Avq.	97%	100%	100%	591
Encl Frame Porch	2006	30	B 100	1,254	Avq.	97%	100%	100%	1,216
Frame Garage	2010	384	C 100	5,376	Avq.	97%	100%	100%	5,215
2,408 SFLA						Outbuilding Total			10,276

Acpt Land

31,000

Accepted Bldg

194,100

Total

225,100

Oakland
 Name: DOSTIE, LEAH E.

Valuation Report

07/15/2016

Page 2609

Map/Lot:

024-001-02-2

Account: 3719 Card: 1 of 1

Location:

232 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/29/2011
 Sale Price 235,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10796P318
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.84	Acres-Rear Land 1-10	2,000.00	1,680	100%		1,680
Total Acres 1.84			Land Total			31,680

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,040 Sqft	Grade C 100	Base	108,399
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	780 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,920
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,844
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	128,623
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	97% 100%	118,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1996	17	C 100	881	Avq.	95%	97%	100%	812
1SFr Overhanq	1996	17	C 100	881	Avq.	95%	97%	100%	812
1S AD/GAR.....	1998	576	C 100	42,739	Avq.	96%	97%	100%	39,798
Swimming Pool	1999	648	C 100	7,000	Avq.	97%	100%	100%	6,790
Patio	1999	432	C 100	1,210	Avq.	97%	100%	100%	1,174
Wood Deck	1999	144	C 100	1,210	Avq.	97%	100%	100%	1,174
Wood Deck	2002	160	C 100	1,344	Avq.	97%	100%	100%	1,304
Frame Shed	2003	120	C 100	840	Avq.	97%	100%	100%	815
Frame Garage	2005	1440	B 100	25,805	Avq.	97%	100%	100%	25,031
2,170 SFLA	Outbuilding Total								77,710

Acpt Land

31,700

Accepted Bldg

196,200

Total

227,900

Oakland
 Name: LABBE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

024-001-03

Account: 3735 Card: 1 of 1

Location: 256 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/14/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8291P165

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.22	Acres-Frontage 1	5,000.00	1,100	100%	Excess Frt	1,100
0.68	Acres-Rear Land 1-10	2,000.00	1,360	100%		1,360
Total Acres 1.90					Land Total	26,460

Acpt Land 26,500 **Accepted Bldg** 0 **Total** 26,500

Oakland
 Name: SAVAGE, DANIEL

Valuation Report

07/15/2016

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Map/Lot:

024-001-04

Account: 3739 Card: 1 of 1

Location:

254 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/15/2008
 Sale Price: 92,812
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B9644P081
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	30,000.00	28,461 100%		28,460
Total Acres 0.90				Land Total	28,460

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,404 Sqft	Grade D 100	Base	84,645
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0%	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	74,867			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	72,621		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Patio	2002	162	C 100	454	Avq.	97%	100%	100%	440
Wood Deck	2004	162	C 100	1,361	Avq.	97%	100%	100%	1,320
Frame Shed	2004	140	C 100	980	Avq.	97%	100%	100%	951
1,404 SFLA				Outbuilding Total					2,711

Acpt Land	28,500	Accepted Bldg	75,300	Total	103,800
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Valuation Report

Map/Lot:

024-001-05

Account: 3736 Card: 1 of 1

Location:

252 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/02/2014
 Sale Price 185,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11703P046
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	30,000.00	28,461 100%		28,460
Total Acres 0.90				Land Total	28,460

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	130,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,063
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,204
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	121,307
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	117,668

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2011	676	B 100	12,114	Avq.	97%	100%	100%	11,751
Open Frame Porch	2011	140	B 100	2,688	Avq.	97%	100%	100%	2,607
Frame Garage	2011	280	C 100	3,920	Avq.	97%	100%	100%	3,802
Frame Garage	2012	160	C 100	2,240	Avq.	97%	100%	100%	2,173
Wood Deck	2013	192	C 100	1,613	Avq.	97%	100%	100%	1,565
1,344 SFLA									21,898
Outbuilding Total									21,898

Acpt Land	28,500	Accepted Bldg	139,600	Total	168,100
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Oakland
 Name: LABBE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

024-001-06

Account: 3737 Card: 1 of 1

Location:

270 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	12/14/2004
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B8291P165

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.55	Acres-Frontage 1	5,000.00	2,750	100%	Excess Frt	2,750
3.45	Acres-Rear Land 1-10	2,000.00	6,900	100%		6,900
Total Acres 5.00					Land Total	33,650

Acpt Land	33,700	Accepted Bldg	0	Total	33,700
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Oakland
 Name: LABBE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

024-001-07

Account: 3738 Card: 1 of 1

Location:

308 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/14/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8291P165

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.00	Acres-Frontage 1	5,000.00	10,000	100%	Excess Frt	10,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 4.30					Land Total	36,600

Acpt Land 36,600 **Accepted Bldg** 0 **Total** 36,600

Oakland
 Name: MARSHALL, RANDALL D.

Valuation Report

07/15/2016

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Map/Lot:

024-001-08

Account: 4191 Card: 1 of 1

Location:

15 JESSICA LANE

Neighborhood 31 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 08/08/2008
 Sale Price: 239,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9820P071

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.36	Acres-Rear Land 1-10	1,600.00	576	100%		576
Total Acres 1.36			Land Total			24,576

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade B 110	Base	158,343
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	7,928
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,490
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	171,309
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	166,170	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	572	B 110	11,276	Avq.	97%	100%	100%	10,938
Open Frame Porch	2005	120	B 110	2,562	Avq.	97%	100%	100%	2,485
Encl Frame Porch	2006	160	B 110	6,504	Avq.	97%	100%	100%	6,309
Wood Deck	2006	220	B 110	2,603	Avq.	97%	100%	100%	2,525
Frame Garage	2009	780	B 100	13,978	Avq.	97%	100%	100%	13,559
1,512 SFLA									35,816
Outbuilding Total									35,816

Acpt Land

24,600

Accepted Bldg

202,000

Total

226,600

Oakland
 Name: NEWMAN, BARBARA BROOKS

Valuation Report

07/15/2016

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Map/Lot:

024-001-09

Account: 4192 Card: 1 of 1

Location:

22 JESSICA LANE

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B8995P043

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200	
1.70	Acres-Rear Land 1-10	1,600.00	2,720	100%		2,720	
Total Acres 2.70						Land Total	21,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.50 ST GARAGE..	2014	1008	A 100	29.352	Avg.	97%	100%	100%	28,471
Outbuilding Total									28,471

Acpt Land	21,900	Accepted Bldg	28,500	Total	50,400
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Oakland
 Name: NEWMAN, BARBARA BROOKS

Valuation Report

07/15/2016

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Map/Lot:

024-001-10

Account: 4193 Card: 1 of 1

Location:

19 JESSICA LANE

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B8995P043

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
0.31	Acres-Rear Land 1-10	1,600.00	496	100%		496
Total Acres 1.31					Land Total	19,696

Acpt Land	19,700	Accepted Bldg	0	Total	19,700
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Oakland
 Name: BIBEAU, DANIEL S.

Valuation Report

07/15/2016

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Map/Lot: 024-001-11

Account: 4194 Card: 1 of 1

Location: 21 JESSICA LANE

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/28/2014
 Sale Price 202,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11752P335
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.73	Acres-Rear Land 1-10	1,600.00	1,168	100%		1,168
Total Acres 1.73			Land Total			25,168

Dwelling Description

Replacement Cost New

Ranch	One Story	1,865 Sqft	Grade B 100	Base	171,781
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,882
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,671
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	184,710
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	99%	100%	177,377	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2007	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Open Frame Porch	2007	272	B 100	5,054	Avq.	97%	100%	100%	4,902
Encl Frame Porch	2007	30	B 100	1,254	Avq.	97%	100%	100%	1,216
Wood Deck	2010	515	B 100	5,537	Avq.	97%	100%	100%	5,371
1,865 SFLA									21,501
Outbuilding Total									21,501

Acpt Land 25,200 **Accepted Bldg** 198,900 **Total** 224,100

Oakland
 Name: NEWMAN, BARBARA BROOKS

Valuation Report

07/15/2016
 Page 2619
 024-001-12
 JESSICA LANE

Account: 4195 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5197P260 & B8995P043
 Reference 2 ROAD
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Rear Land 1-10	1,600.00	1,600	100%		1,600
Total Acres 1.00				Land Total		1,600
Acpt Land		1,600	Accepted Bldg		0	Total
						1,600

Oakland
 Name: LABBE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

024-003

Account: 2676 Card: 1 of 1

Location:

SUMMER STREET

Neighborhood 69 SUMMER ST WEST
 Tree Growth 1988
 Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/14/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8291P165

Reference 2

Tran/Land/Bldg 1 6 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
88.88	Acres-Mixed Wood	287.25	25,531	100%		25,531	
Total Acres 88.88				Land Total		25,531	
Acpt Land		25,500	Accepted Bldg		0	Total	25,500

Oakland
 Name: BOULETTE, JEROME A., JR.

Valuation Report

07/15/2016

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Map/Lot: 024-003-1

Account: 4175 Card: 1 of 1

Location: 140 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/05/2003
 Sale Price 7,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B7549P203
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.76	Acres-Rear Land 1-10	1,500.00	2,640	100%		2,640
Total Acres 2.76			Land Total			25,140

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade B 100	Base	92,854
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,612
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,725
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	774
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	84,741
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	82,199	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnld
Frame Shed	2005			----- SOUND VALUE -----		300
864 SFLA					Outbuilding Total	300

Acpt Land 25,100 **Accepted Bldg** 82,500 **Total** 107,600

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/04/2006
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Buyer
 Validity: Related Parties

Reference 1: B2663P95
 Reference 2: BY WILL B9548P347
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	22,500.00	17,717	100%		17,717
Total Acres 0.62						17,717

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,520 Sqft	Grade D 100	Base	135,542
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-11,917
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-12,768
Rooms	8	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-3,405
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	None	None	Poor	Inadeq.	106,108
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		46%	7%	100%
						3,417

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12 Mobile Home.	1974	12X60	C 100	19,088	Avq-	45%	100%	100%	8,590
MH GABLE ROOF...	2016	720	C 100	4,032	Avq.	97%	100%	100%	3,911
3,760 SFLA									12,501
Outbuilding Total									12,501

Acpt Land	17,700	Accepted Bldg	15,900	Total	33,600
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Oakland
 Name: WARD, DAMIAN MICHAEL

Valuation Report

07/15/2016

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Map/Lot:

024-004-1

Account: 3397 Card: 1 of 1

Location:

SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Sale Data	
Sale Date	11/14/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B8748P141
 Reference 2 BY WILL B9548P347
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	22,500.00	17,717	80%	Vacancy	14,173
Total Acres 0.62				Land Total		14,173
Acpt Land		14,200	Accepted Bldg		0	Total
						14,200

Oakland
 Name: WATSON, LAVURNE A. JR., HEIRS OF

Valuation Report

07/15/2016

Page 2624

Account: 3433 Card: 1 of 1

Map/Lot:
 Location:

024-004-2
 126 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4719P146

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Homesite (Fract)	22,500.00	18,690	80%	Corner/Loc	14,952	
Total Acres 0.69						Land Total	14,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value
						Phy	Func	Econ	Rcnld
12 Mobile Home.	1973	12X60	D 100	14.330	Poor	20%	100%	100%	2,866
720 SFLA						Outbuilding Total			2,866

Acpt Land	15,000	Accepted Bldg	2,900	Total	17,900
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Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1257P313 Deed to WmSr.dated7/10/92
 Reference 2 not recorded(copy in file)
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 07/10/1992
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	22,500.00	16,380	100%		16,380
Total Acres 0.53						16,380

Dwelling Description

Replacement Cost New

Conventional	One Story	552 Sqft	Grade D 100	Base	40,526
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,182
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Below Average	Typical	34,344
Functional Obsolescence						Value(Rcnld)
None						23,010

Outbuildings/ Additions/ Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1954	180	D 100	4,144	Avq-	67%	100%	100%	2,776
ONE STORY FRAME	1997	288	D 100	11,935	Avq-	95%	100%	100%	11,338
Frame Shed	1954								200
840 SFLA									
----- S O U N D V A L U E -----									
						Outbuilding Total			14,314

Acpt Land 16,400 **Accepted Bldg** 37,300 **Total** 53,700

Oakland
 Name: BURKE, RUTH ANN

Valuation Report

07/15/2016

Page 2626

Map/Lot: 024-006

Account: 1807 Card: 1 of 1

Location: 116 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/20/2004
 Sale Price: 84,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7837P190
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	22,500.00	15,093 100%		15,093
Total Acres 0.45				Land Total	15,093

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	168 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,352
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	83,173			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	69,034		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	154	C 100	1,294	Avq.	83%	100%	100%	1,074
Frame Shed	1975	96	C 100	672	Avq.	83%	100%	100%	558
Frame Shed	1975					----- S O U N D V A L U E -----			100
960 SFLA						Outbuilding Total			1,732
Acpt Land		15,100	Accepted Bldg		70,800	Total			85,900

Oakland
 Name: JANDREAU, RUDOLPH J.

Valuation Report

07/15/2016

Page 2627

Map/Lot: 024-007

Account: 1010 Card: 1 of 1

Location: 110 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1956P34
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	22,500.00	14,582 100%		14,582
Total Acres 0.42			Land Total		14,582

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade D 110	Base	81,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	TYPICAL	TYPICAL	Average	Typical	83,619	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
None		None		90%	100% 100%	75,257	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	1987	404	C 100	3,394	Avq.	3,055	
Frame Shed	2000	96	C 100	672	Avq.	652	
Frame Garage	2004	576	C 100	8,064	Avq.	7,822	
1,188 SFLA						Outbuilding Total	11,529

Acpt Land 14,600 **Accepted Bldg** 86,800 **Total** 101,400

Oakland
 Name: CORSON, ROBERT D.

Valuation Report

07/15/2016

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Map/Lot:

024-008

Account: 1614 Card: 1 of 1

Location:

106 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/30/2015
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B1203P92

Reference 2

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	22,500.00	18,417	100%		18,417
Total Acres 0.67						18,417

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1979	14X66	B 100	27,280	Avq.	55%	100%	100%	15,004
Frame Shed	1979			----- S O U N D V A L U E -----					200
Wood Deck	1999	128	D 100	860	Avq-	96%	100%	100%	826
924 SFLA									16,030

Acpt Land	18,400	Accepted Bldg	16,000	Total	34,400
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Oakland
 Name: GILLEY, DOROTHY R.

Valuation Report

07/15/2016

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Map/Lot: 024-009

Account: 1713 Card: 1 of 1

Location: 102 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/1998
 Sale Price: 68,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B5610P199
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	22,500.00	17,573	100%		17,573
Total Acres 0.61						17,573

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,365
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		85%	90%	100%	61,828		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1978	196	C 100	5,628	Avg.	85%	90%	100%	4,306
Frame Garage	1978	550	C 100	7,700	Avg.	85%	80%	100%	5,236
960 SFLA						Outbuilding Total			9,542
Acpt Land		17,600	Accepted Bldg		71,400	Total			89,000

Oakland
 Name: BACON, ALAYNE L.

Valuation Report

07/15/2016

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Map/Lot: 024-010

Account: 2946 Card: 1 of 1

Location: 96 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2218P164
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	22,500.00	16,987	100%		16,987
Total Acres 0.57					Land Total	16,987

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	81,413			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Value(Rcnld)						68,387			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	80	D 100	538	Avq-	65%	100%	100%	350
1.25 ST GARAGE..	1992	840	C 100	13,524	Avq.	93%	100%	100%	12,577
Wood Deck	1976	80	C 100	672	Avq.	84%	100%	100%	564
1,008 SFLA									
Outbuilding Total									13,491

Acpt Land 17,000 **Accepted Bldg** 81,900 **Total** 98,900

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/1992
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4429P161

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	90%	Access	20,250
10.00	Acres-Rear Land 1-10	1,500.00	15,000	100%		15,000
10.00	Acres-Rear Land 11-20	450.00	4,500	100%		4,500
18.10	REAR2-Rear 21+	375.00	6,788	100%		6,788
2.00	Sites-Mobile Home Site	5,250.00	10,500	100%		10,500
Total Acres 39.10						57,038

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,440 Sqft	Grade C 100	Base		108,024
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1440 Sqft, Grade D	Basement Gar	None	Fin Bsmt		16,128
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		3,360
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	127,512
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
Incomplete		None		95%	79% 100%	95,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1996								300
Wood Deck	2002	200	C 100	1,680	Avq.	97%	100%	100%	1,630
ONE STORY FRAME	2001	300	C 100	15,540	Avq.	97%	99%	100%	14,923
Frame Shed	2001	256	C 100	1,792	Avq.	97%	100%	100%	1,738
Open Frame Porch	2002	406	C 100	5,824	Avq.	97%	100%	100%	5,649
1,740 SFLA									
Outbuilding Total									24,240

Acpt Land 57,000 **Accepted Bldg** 119,900 **Total** 176,900

Oakland
Name: PORTER, MIKE

Valuation Report

07/15/2016

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Map/Lot:

024-011-A

Account: 3550 Card: 1 of 1

Location:

35 PORTER DRIVE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Reference 1 BOS 1977 Holiday Cottage 14x70

Reference 2 Ser#4775-15239 gr/wh

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1977	14X70	C 100	25,140	Avg.	55%	90%	100%	12,444	
980 SFLA									12,444	
Accpt Land						0	Accepted Bldg		12,400	Total
									12,400	

Oakland
 Name: PORTER, JENNA

Valuation Report

07/15/2016

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Map/Lot:

024-011-B

Account: 284 Card: 1 of 1

Location:

35 PORTER DRIVE

Neighborhood 23 BELGRADE ROAD...

Zoning/Use DOWNTOWN RESIDEN
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 BOS 8/5/03

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements						Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
14 Mobile Home.	1989	14X66	B 100	27,280	Ava.	55%	100%	100%	15,004		
924 SFLA									15,004		
Accpt Land						0		Accepted Bldg	15,000	Total	15,000

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1645P38
 Reference 2 2014 FLA. RESIDENT TAX BILL TO BOX 366,
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.61	Acres-Rear Land 1-10	1,500.00	2,415	100%		2,415
Total Acres 2.61			Land Total			24,915

Dwelling Description				Replacement Cost New		
Ranch	One Story	900 Sqft	Grade C 100	Base		74,760
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	225 Sqft, Grade C	Basement Gar	None	Fin Bsmt		3,150
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,218
Rooms	5	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Above Average	Typical	80,968			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	68,013		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	260	C 100	2,184	Avq+	84%	100%	100%	1,835
Frame Garage	1972	624	C 100	8,736	Avq+	84%	100%	100%	7,338
900 SFLA									
Outbuilding Total									9,173

Acpt Land 24,900 **Accepted Bldg** 77,200 **Total** 102,100

Oakland
 Name: MELNICHOK, THOMAS M.

Valuation Report

07/15/2016

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Account: 1546 Card: 1 of 1

Map/Lot:
 Location:

024-012-1
 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2319P354

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	18,000
2.66	Acres-Rear Land 1-10	1,500.00	3,990	100%		3,990
Total Acres 3.66					Land Total	21,990

Acpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1537P861
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.12	Acres-Rear Land 1-10	1,500.00	1,680	100%		1,680
Total Acres 2.12			Land Total			24,180

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	2000	TYPICAL	TYPICAL	Above Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	66,273	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1969	168	C 100	8,702	Avq+	82%	100%	100%	7,136
Wood Deck	1969	220	C 100	1,848	Avq+	82%	100%	100%	1,515
Frame Shed	1969	280	D 100	1,568	Avq+	82%	100%	100%	1,286
Frame Garage	1998	1152	C 100	16,128	Avq.	96%	100%	100%	15,483
1,128 SFLA									
Outbuilding Total									25,420

Acpt Land	24,200	Accepted Bldg	91,700	Total	115,900
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Oakland
 Name: BOUCHARD, RICHARD O.

Valuation Report

07/15/2016

Page 2637

Map/Lot: 024-014

Account: 932 Card: 1 of 1

Location: 123 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeCesspool
 Street Paved

Sale Data	
Sale Date	12/01/2000
Sale Price	29,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6373P120

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.11	Acres-Rear Land 1-10	1,500.00	1,665	100%		1,665
Total Acres 2.11					Land Total	24,165

Acpt Land 24,200 **Accepted Bldg** 0 **Total** 24,200

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/22/2008
Sale Price: 128,500
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B9895P126
Reference 2: B11030P200
Tran/Land/Bldg: 4 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.40	Acres-Rear Land 1-10	1,500.00	600	100%		600
Total Acres 1.40						Land Total 23,100

Dwelling Description

Replacement Cost New

Split Level	Two Story	443 Sqft	Grade C 100	Base	69,913
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	None	Basement	-4,651
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,183
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	2001	TYPICAL	TYPICAL	Good	Typical	67,445
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				77%	100%	100%
51,933						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1949	329	C 100	20,266	Good	77%	100%	100%	15,605
ONE STORY FRAME	1949	108	C 100	5,594	Good	77%	100%	100%	4,307
Encl Frame Porch	1949	72	C 100	2,156	Good	77%	100%	100%	1,660
Frame Garage	1949	480	C 100	6,720	Avq.	68%	100%	100%	4,570
Frame Garage	1990	672	C 100	9,408	Avq.	92%	100%	100%	8,655
Frame Shed	1949								500
----- S O U N D V A L U E -----									500
1,323 SFLA									Outbuilding Total 35,297

Acpt Land	23,100	Accepted Bldg	87,200	Total	110,300
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Oakland
 Name: BOULETTE, JEROME A.

Valuation Report

07/15/2016

Page 2639

Map/Lot: 024-016

Account: 977 Card: 1 of 1

Location: 137 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1996
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5168P025

Reference 2

Tran/Land/Bldg 4 2 25

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.89	Acres-Rear Land 1-10	1,200.00	1,068	100%		1,068
Total Acres 1.39					Land Total	37,068

Commercial Description

Occupancy Type Service Garage..
 Class & Quality Frame.....Avg.
 # Dwelling Units 0
 Exterior Aluminum/Vinyl
 Stories & Height 1 STORY @ 12'
 Heating/Cooling Forced Warm Air
 Built 2000
 Remodeled 0

Base Cost/Sqft 22.56
 Heat-Cool/Sqft + 3.39
 Total 25.95
 Size Factor X 1.198
 Adjusted Cost/Sqft 31.09
 Total Square Feet X 1,600
 Replacement Cost 49,744
 Condition Average
 % Good Physical X .97
 Functional X 1.00
 Subtotal 48,252

Economic Factor X 1.00 Total Value 48,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Econ	Value Rcnld
Frame Shed	2000			----	SOUND	VALUE	----		500
Frame Shed	2000			----	SOUND	VALUE	----		1,000
1,600 SF							Outbuilding Total		1,500

Acpt Land 37,100 **Accepted Bldg** 49,800 **Total** 86,900

Oakland
 Name: WITHAM, SHIANN E.

Valuation Report

07/15/2016

Page 2640

Map/Lot: 024-017

Account: 889 Card: 1 of 1

Location: 147 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8875P108
 Reference 2
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
3.58	Acres-Rear Land 1-10	1,500.00	5,370	100%		5,370
1.00	Sites-Mobile Home Site	5,250.00	5,250	100%		5,250
Total Acres 4.58						Land Total 33,120

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade D 100	Base	68,678
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1998	0	GOOD	GOOD	Average	Typical	57,993				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		96%	100% 100%	55,673				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1993	32	D 100	216	Avq.	94%	100%	100%		203
1,080 SFLA							Outbuilding Total			203

Acpt Land 33,100 **Accepted Bldg** 55,900 **Total** 89,000

Oakland
 Name: WITHAM, SHIANN

Valuation Report

07/15/2016

Page 2641

Map/Lot:

024-017-A

Account: 4275 Card: 1 of 1

Location:

149 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 BOS 7/31/07
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 07/31/2007
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1979	12X61	D 100	14.517	Fair	35%	100%	100%	5,081
ONE STORY FRAME	2011	128	D 100	5.305	Fair	95%	70%	100%	3,528
860 SFLA									
						Outbuilding Total			8,609
Acpt Land			0	Accepted Bldg		8,600	Total		8,600

Oakland
 Name: GOOLDRUP, ARTHUR

Valuation Report

07/15/2016

Page 2642

Map/Lot: 024-018

Account: 1911 Card: 1 of 1

Location: 3 GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/07/2006
 Sale Price 8,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8964P307

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
Total Acres 1.00						22,500

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2005	14X56	B 100	23,980	Ava.	74%	100%	100%	17,721	
784 SFLA									17,721	
Outbuilding Total									17,721	

Acpt Land	22,500	Accepted Bldg	17,700	Total	40,200
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Oakland
 Name: VIGUE, ARMAND L.

Valuation Report

07/15/2016

Page 2643

Map/Lot:

024-019

Account: 739 Card: 1 of 1

Location:

155 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3102P330

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.02	Acres-Rear Land 1-10	1,500.00	30	100%		30
Total Acres 1.02					Land Total	22,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1973	12X56	C 100	18,092	Avg.	55%	100%	100%	9,951
MH GABLE ROOF...	1999	672	C 100	3,763	Avg.	97%	100%	100%	3,650
1.50 ST SHED....	2001	144	C 100	1,310	Avg.	97%	100%	100%	1,271
672 SFLA						Outbuilding Total			14,872
Acpt Land		22,500	Accepted Bldg		14,900	Total			37,400

Oakland
 Name: GOOLDRUP, ARTHUR P. III

Valuation Report

07/15/2016

Page 2644

Map/Lot:

024-019-01

Account: 4430 Card: 1 of 1

Location:

GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities All Public
 Street Private

Reference 1 B9315P052

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.91	Acres-Rear Land 1-10	1,500.00	1,365	100%		1,365
2.00	Sites-Mobile Home Site	5,250.00	10,500	100%		10,500
Total Acres 1.91					Land Total	34,365

Acpt Land	34,400	Accepted Bldg	0	Total	34,400
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Oakland
 Name: GOOLDRUP, MARCY L.

Valuation Report

07/15/2016

Page 2645

Map/Lot:

024-019-01-01A

Account: 4599 Card: 1 of 1

Location:

23 GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1980	14X66	C 100	23,980	Avq.	55%	100%	100%	13,189	
924 SFLA									13,189	
						Outbuilding Total			13,189	
Acpt Land			0	Accepted Bldg		13,200	Total		13,200	

Oakland
 Name: GOOLDRUP, MARCY L.

Valuation Report

07/15/2016

Page 2646

Map/Lot:

024-019-01-01B

Account: 4613 Card: 1 of 1

Location:

20 GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 2000 Forest Park 14x67 2bth 3bd

Reference 2

Tran/Land/Bldg 1 0 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2000	14X68	C 100	24,560	Fair	35%	100%	100%	8,596
MH SLAB.....	2012	938	C 100	3,283	Avg.	97%	100%	100%	3,185
952 SFLA									
						Outbuilding Total			11,781
Acpt Land			0	Accepted Bldg		11,800	Total		11,800

Oakland
 Name: GOOLDRUP, MARCY L.

Valuation Report

07/15/2016

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Map/Lot:

024-019-01-1

Account: 4594 Card: 1 of 1

Location:

GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B10683P103

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
9.09	Acres-Rear Land 1-10	1,500.00	13,635	100%		13,635
3.00	Sites-Mobile Home Site	5,250.00	15,750	100%		15,750
Total Acres 10.09					Land Total	51,885

Acpt Land 51,900 **Accepted Bldg** 0 **Total** 51,900

Oakland
 Name: GOOLDRUP, MARCY L.

Valuation Report

07/15/2016

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Account: 3546 Card: 1 of 1

Map/Lot: 024-019-01-1C
 Location: 19 GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2010	14X67	B 100	27,610	Avq.	84%	75%	100%	17,477
MH SLAB.....	2016	938	C 100	3,283	Avq.	97%	100%	100%	3,185
938 SFLA						Outbuilding Total			20,662
Acpt Land			0	Accepted Bldg			20,700	Total	20,700

Oakland
 Name: GOOLDRUP, ARTHUR P., III

Valuation Report

07/15/2016

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Map/Lot:

024-019-01A

Account: 4547 Card: 1 of 1

Location:

15 GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities All Public
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1989	14X68	C 100	24,560	Avq.	55%	100%	100%	13,508	
MH SLAB.....	2009	952	C 100	3,332	Avq.	97%	100%	100%	3,232	
952 SFLA										
						Outbuilding Total			16,740	
Acpt Land			0	Accepted Bldg			16,700	Total		16,700

Oakland
 Name: GOOLDRUP, ARTHUR P., III

Valuation Report

07/15/2016

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Map/Lot:

024-019-01B

Account: 4578 Card: 1 of 1

Location:

18 GOOLDRUP AVENUE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities All Public
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2000	14X62	B 100	25,960	Avq.	63%	100%	100%	16,459	
Open Frame Porch	2010	64	C 100	1,036	Avq.	97%	100%	100%	1,005	
868 SFLA										
						Outbuilding Total			17,464	
Acpt Land			0	Accepted Bldg			17,500	Total		17,500

Oakland
 Name: POWELL, DAVID A.

Valuation Report

07/15/2016

Page 2651

Map/Lot: 024-020

Account: 194 Card: 1 of 1

Location: 161 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5759P281 DV
 Reference 2 B1554P35 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	22,500.00	20,744	100%		20,744
Total Acres 0.85						Land Total 20,744

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 100	Base	84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	1999	TYPICAL	TYPICAL	Good	Typical	84,370
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				86%	97%	100%
70,381						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1970	96	C 100	2,828	Avq.	80%	100%	100%	2,262
Open Frame Porch	1970	192	D 100	2,262	Avq.	80%	100%	100%	1,810
Swimming Pool	1970	512	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	1970	168	D 100	941	Avq.	70%	100%	100%	659
Frame Garage	1985	720	C 100	10,080	Avq.	89%	100%	100%	8,971
1,056 SFLA									Outbuilding Total 20,632

Acpt Land 20,700 **Accepted Bldg** 91,000 **Total** 111,700

Oakland
 Name: BILODEAU, WANITA E.

Valuation Report

07/15/2016

Page 2652

Map/Lot: 024-021

Account: 1160 Card: 1 of 1

Location: 169 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1553P633

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
3.07	Acres-Rear Land 1-10	1,500.00	4,605	100%		4,605
Total Acres 4.07			Land Total			27,105

Dwelling Description

Replacement Cost New

Ranch	One Story	994 Sqft	Grade D 110	Base	70,884
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,185
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	61,699
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	81%	100%	100%	49,976	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1971	437	D 100	4,894	Fair	50%	100%	100%	2,447
Frame Shed	1971	100	D 100	560	Fair	72%	100%	100%	403
Encl Frame Porch	1971	228	D 100	5,219	Fair	72%	100%	100%	3,758
Frame Shed	1971	184	E 100	644	Fair	72%	100%	100%	464
994 SFLA									7,072
Outbuilding Total									7,072

Acpt Land 27,100 **Accepted Bldg** 57,000 **Total** 84,100

Valuation Report

Map/Lot: 024-022

Account: 29 Card: 1 of 1

Location: 175 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1999
 Sale Price 17,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5917P113
 Reference 2 B10009P044
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
3.11	Acres-Rear Land 1-10	1,500.00	4,665	100%		4,665
Total Acres 4.11						27,165

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 100	Base	90,283
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1536 Sqft, Grade C	Basement Gar	None	Fin Bsmt	21,504
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	2003	TYPICAL	TYPICAL	Average	Typical	117,146
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	107,774	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2002	240	C 100	14,784	Avq.	92%	100%	100%	13,601
1 Story/BASEMENT	2002	144	C 100	8,870	Avq.	92%	100%	100%	8,160
1.75 ST GARAGE..	1999	1360	C 100	26,656	Avq.	97%	100%	100%	25,856
Frame Shed	2005	160	C 100	1,120	Avq.	97%	100%	100%	1,086
Frame Shed	2005	64	C 100	448	Avq.	97%	100%	100%	435
1,536 SFLA									
Outbuilding Total									49,138

Acpt Land 27,200 **Accepted Bldg** 156,900 **Total** 184,100

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1993
Sale Price 42,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4387P254
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
2.95	Acres-Rear Land 1-10	1,500.00	4,425	100%		4,425
Total Acres 3.95					Land Total	26,925

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	625 Sqft	Grade D 110	Base	66,146
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,034
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Above Average	Typical	68,180
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	97%	100%
						49,601

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1954	175	D 110	7,977	Avq+	75%	100%	100%	5,983
ONE STORY FRAME	2000	272	C 100	14,090	Avq.	97%	100%	100%	13,667
Frame Garage	1954	1131	D 100	12,667	Avq.	71%	75%	100%	6,746
Wood Deck	2000	72	C 100	605	Avq.	97%	100%	100%	587
ONE STORY FRAME	2002	300	C 100	15,540	Avq.	97%	100%	100%	15,074
Encl Frame Porch	2008	300	D 100	6,832	Avq.	97%	100%	100%	6,627
1,685 SFLA									48,684

Accpt Land 26,900 **Accepted Bldg** 98,300 **Total** 125,200

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B12136P191
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 10/09/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
2.43	Acres-Rear Land 1-10	1,500.00	3,645	100%		3,645
Total Acres 3.43						Land Total
						26,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1995	14X67	B 100	27,610	Avg.	55%	100%	100%	15,186
MH SLAB.....	1995	938	C 100	3,283	Avg.	95%	100%	100%	3,119
Frame Shed	1995			----- S O U N D V A L U E -----					200
Wood Deck	2000	96	C 100	806	Avg.	97%	100%	100%	782
938 SFLA									Outbuilding Total
									19,287
Accpt Land		26,100	Accepted Bldg		19,300	Total			45,400

Valuation Report

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/28/2007
 Sale Price: 30,001
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9480P245
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.20	Acres-Rear Land 1-10	1,500.00	1,800	100%		1,800
Total Acres 2.20			Land Total			24,300

Dwelling Description

Replacement Cost New

Ranch	One Story	1,780 Sqft	Grade B 100	Base	165,079
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,923
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	8,485
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,595
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	154,462
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	148,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2009	80	C 100	560	Avq.	97%	100%	100%	543
Frame Garage	2011	336	B 100	6,021	Avq.	97%	100%	100%	5,840
Open Frame Porch	2011	336	B 100	6,201	Avq.	97%	100%	100%	6,015
1,780 SFLA						Outbuilding Total			12,398

Acpt Land 24,300 **Accepted Bldg** 160,700 **Total** 185,000

Oakland
 Name: ADAMSON, BRIAN DAVID

Valuation Report

07/15/2016

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Map/Lot: 024-026

Account: 2447 Card: 1 of 1

Location: 197 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/25/2013
 Sale Price 39,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11313P350
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	22,500.00	11,906	100%		11,906
Total Acres 0.28						11,906

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1967	12X56	D 100	13.582	Ava.	55%	100%	100%	7.470	
MH GABLE ROOF...	1980	672	C 100	3.763	Ava.	86%	100%	100%	3.236	
2 STORY SHED....	1967	924	D 100	7.762	Ava-	60%	80%	100%	3.726	
Frame Shed	1950								100	
672 SFLA										
----- S O U N D V A L U E -----										
Outbuilding Total									14,532	
Acpt Land		11,900	Accepted Bldg		14,500	Total		26,400		

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/01/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 B8242P226
 Reference 2 2 TOWERS
 Tran/Land/Bldg 1 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
7.25	Acres-Rear Land 1-10	1,500.00	10,875	100%		10,875
Total Acres 7.75						55,875
						Land Total

Commercial Description

Occupancy Type	Utility Building	
Class & Quality	Masonry.....Avg.	
# Dwelling Units	0	
Exterior	Concrete Block	
Stories & Height	1 STORY @ 8'	
Heating/Cooling	NONE	
Built	1985	
Remodeled	0	
Base Cost/Sqft	10.55	
Heat-Cool/Sqft	+	0.00
Total	10.55	
Size Factor	X	1.431
Adjusted Cost/Sqft	15.10	
Total Square Feet	X	240
Replacement Cost	3,624	
Condition	Average	
% Good Physical	X	.75
Functional	X	1.00
Subtotal	2,718	
Economic Factor	X 1.00	Total Value 2,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Towers.....	1980			----	SOUND	VALUE	----		10,000
Towers.....	2007			----	SOUND	VALUE	----		70,000
240 SF									80,000
Outbuilding Total									80,000
Acpt Land		55,900	Accepted Bldg		82,700	Total		138,600	

Oakland
 Name: OMNIPOINT COMMUNICATIONS, INC.

Valuation Report

07/15/2016

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Map/Lot:

024-027 A

Account: 4422 Card: 1 of 1

Location:

218 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
UTILITY BLDG....	2007									25,000
							----- SOUND VALUE -----			
							Outbuilding Total			25,000
Acpt Land			0	Accepted Bldg			25,000	Total		25,000

Oakland
 Name: NORTHEAST WIRELESS NETWORKS LLC

Valuation Report

07/15/2016

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Map/Lot:

024-027 B

Account: 4620 Card: 1 of 1

Location:

218 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
UTILITY BLDG....	2012									16,000
							----- S O U N D V A L U E -----			
							Outbuilding Total			16,000
Acpt Land			0	Accepted Bldg			16,000	Total		16,000

Oakland
 Name: ADAMSON, BRIAN DAVID

Valuation Report

07/15/2016

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Map/Lot:

024-027-02

Account: 2787 Card: 1 of 1

Location:

SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	02/25/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11313P350

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	80%	Vacancy	18,000
1.51	Acres-Rear Land 1-10	1,500.00	2,265	100%		2,265
Total Acres 2.51					Land Total	20,265

Acpt Land	20,300	Accepted Bldg	0	Total	20,300
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Oakland
 Name: MUSERO, ADAM W.

Valuation Report

07/15/2016
 Page 2662
 024-027-03
 HIGH STREET

Account: 4624 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street No Street

Sale Data
 Sale Date 03/22/2013
 Sale Price 0
 Sale Type Land Only
 Financing
 Verified Public Record
 Validity Related Parties

Reference 1 B11339P095
 Reference 2
 Tran/Land/Bldg 1 9 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.60	Acres-Wasteland	47.50	76	100%	Restrictio	76	
Total Acres 1.60				Land Total		76	
Acpt Land	100	Accepted Bldg	0	Total		100	

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3742P229
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	22,500.00	12,728	100%		12,728
Total Acres 0.32			Land Total			12,728

Dwelling Description				Replacement Cost New	
Conventional	One Story	682 Sqft	Grade D 100	Base	50,046
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,292
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	TYPICAL	TYPICAL	Average	Typical	47,754			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	31,040		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1930	25	D 100	672	Avq.	65%	100%	100%	437
Frame Shed	1930	360	D 100	2,016	Avq.	65%	100%	100%	1,310
Wood Deck	1999	48	C 100	403	Avq.	97%	100%	100%	391
682 SFLA									2,138
Outbuilding Total									2,138

Acpt Land 12,700 **Accepted Bldg** 33,200 **Total** 45,900

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1071P86
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	22,500.00	22,500	100%		22,500
0.12	Acres-Rear Land 1-10	1,500.00	180	100%		180
Total Acres 1.12					Land Total	22,680

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 90	Base	57,305
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-907
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,597
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,890
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	TYPICAL	TYPICAL	Above Average	Typical	59,885
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		73%	97%	100%
						42,405

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1951	192	C 100	1,613	Avq+	73%	100%	100%	1,177
Frame Garage	1975	624	C 100	8,736	Avq.	83%	100%	100%	7,251
720 SFLA									
Outbuilding Total									8,428

Acpt Land	22,700	Accepted Bldg	50,800	Total	73,500
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Oakland
 Name: MARTIN, LINDA

Valuation Report

07/15/2016

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Map/Lot: 024-030

Account: 1849 Card: 1 of 1

Location: 213 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/27/2015
 Sale Price: 29,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B12037P332
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	22,500.00	20,375	100%		20,375
Total Acres 0.82			Land Total			20,375

Dwelling Description

Replacement Cost New

Conventional	One Story	825 Sqft	Grade D 100	Base	53,306
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,626
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1950	0	TYPICAL	TYPICAL	Average	Typical	54,932			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		68%	97%	100%			
Value(Rcnld)						36,233			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	168	D 100	3,875	Avg.	68%	100%	100%	2,635
825 SFLA						Outbuilding Total			2,635

Acpt Land 20,400 **Accepted Bldg** 38,900 **Total** 59,300

Valuation Report

Neighborhood 31 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1558P333
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	24,000.00	23,020	100%		23,020
Total Acres 0.92			Land Total			23,020

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,024 Sqft	Grade D 105	Base		65,754
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement		-1,204
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1981	0	TYPICAL	TYPICAL	Below Average		Typical			64,550
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		84%	96%	100%		52,053	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1981	640	D 105	27,847	Avq-	84%	99%	100%	23,157
ONE STORY FRAME	1981	120	D 105	5,222	Avq-	84%	99%	100%	4,342
Wood Deck	2000	426	C 100	3,578	Avq.	97%	100%	100%	3,471
Frame Shed	2010	256	C 110	1,971	Avq.	97%	100%	100%	1,912
Frame Shed	2011	80	C 100	560	Avq.	97%	100%	100%	543
1,784 SFLA									33,425
Acpt Land			23,000	Accepted Bldg		85,500	Total		108,500

Valuation Report

Account: 2772 Card: 1 of 1

Location: 229 SUMMER STREET

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/13/2013
 Sale Price 29,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11480P348
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.52	Acres-Homesite (Fract)	24,000.00	17,307	100%		17,307	
Total Acres 0.52						Land Total	17,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	504	B 100	9,031	Ava+	91%	100%	100%	8,218
14 Mobile Home.	2014	14X66	A 100	34,133	Ava.	93%	100%	100%	31,675
924 SFLA									
Outbuilding Total									39,893

Acpt Land 17,300 **Accepted Bldg** 39,900 **Total** 57,200

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1825P56
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.38	Acres-Rear Land 1-10	1,600.00	608	100%		608
Total Acres 1.38			Land Total			24,608

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,050 Sqft	Grade C 100	Base	84,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1080 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,120
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,587
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1976	2002	TYPICAL	TYPICAL	Above Average	Typical	104,227	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	99%	100%	88,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1976	35	C 100	1,813	Avq+	86%	99%	100%	1,543
ONE STORY FRAME	1976	160	C 100	8,288	Avq+	86%	99%	100%	7,057
Wood Deck	1976	52	C 100	437	Avq+	86%	100%	100%	376
Frame Garage	1982	672	C 100	9,408	Avq+	86%	100%	100%	8,091
Frame Shed	1976			----- SOUND VALUE -----					100
ONE STORY FRAME	2002	600	C 110	34,188	Avq.	97%	99%	100%	32,830
Wood Deck	2002	192	C 100	1,613	Avq.	97%	100%	100%	1,565
1,845 SFLA									51,562

Acpt Land	24,600	Accepted Bldg	140,300	Total	164,900
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Oakland
 Name: STEWART, LEA RAE

Valuation Report

07/15/2016

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Map/Lot: 024-034

Account: 594 Card: 1 of 1

Location: 245 SUMMER STREET

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/1992
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6282P274

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	24,000.00	17,307	100%		17,307
Total Acres 0.52						17,307

Outbuildings/Additions/Improvements				Percent Good						Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1969	12X60	D 100	14,330	Ava.	55%	100%	100%	7,882	
MH GABLE ROOF...	1980	720	C 100	4,032	Ava.	86%	100%	100%	3,468	
Encl Frame Porch	1980	66	C 100	1,988	Ava.	86%	100%	100%	1,710	
Frame Shed	1969			----- S O U N D V A L U E -----						100
ONE STORY FRAME	2000	260	C 100	13,468	Ava.	97%	100%	100%	13,064	
Wood Deck	2008	184	C 100	1,546	Ava.	96%	100%	100%	1,484	
Frame Shed	2012	216	C 100	1,512	Ava.	97%	100%	100%	1,467	
14 Mobile Home.	1989	14X60	C 100	22,240	Ava.	55%	100%	100%	12,232	
1,820 SFLA									41,407	

Acpt Land	17,300	Accepted Bldg	41,400	Total	58,700
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Valuation Report

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4783P028
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 09/01/1994
 Sale Price 64,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.02	Acres-Rear Land 1-10	1,600.00	32	100%		32
Total Acres 1.02				Land Total		24,032

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	111,715
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	2004	TYPICAL	TYPICAL	Good	Typical	113,563
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	102,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1981	81	C 110	749	Good	90%	100%	100%	674
Frame Shed	1981	42	C 110	323	Good	90%	100%	100%	291
Frame Garage	1991	440	C 110	6,776	Avq.	92%	100%	100%	6,234
1,512 SFLA									
Outbuilding Total									7,199

Acpt Land 24,000 **Accepted Bldg** 109,400 **Total** 133,400

Oakland
 Name: NOONAN, ROBERT

Valuation Report

07/15/2016

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Map/Lot:

024-036

Account: 1485 Card: 1 of 1

Location:

SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/11/2008
 Sale Price 19,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9821P170

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	30,000.00	25,981	80%	Vacancy	20,785
Total Acres 0.75				Land Total		20,785
Acpt Land		20,800	Accepted Bldg		0	Total
						20,800

Oakland
 Name: SCHWEP, DEBORAH R.

Valuation Report

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Map/Lot: 024-037

Account: 1484 Card: 1 of 1

Location: 269 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4955P076 B6298P004
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	30,000.00	27,166	100%		27,166
Total Acres 0.82			Land Total			27,166

Dwelling Description				Replacement Cost New		
Conventional	One Story	1,296 Sqft	Grade D 100	Base		79,323
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-10,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,016
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1989	0	GOOD	GOOD	Good		Typical			70,453
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		94%	100%	100%		66,226	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Carport/Canopy	2000	96	E 100	302	Avq.	97%	100%	100%	293
Frame Shed	2000	120	C 100	840	Avq.	97%	100%	100%	815
1,296 SFLA									
						Outbuilding Total			1,108
Acpt Land		27,200		Accepted Bldg		67,300		Total	
									94,500

Neighborhood 32 SUMMER STREET...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/1998
 Sale Price: 23,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B5986P265

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Frontage 1	5,000.00	2,500	100%		2,500
2.30	Acres-Rear Land 1-10	2,000.00	4,600	100%		4,600
Total Acres 3.80						Land Total: 37,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade D 110	Base	75,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	GOOD	GOOD	Average	Typical	67,785	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	65,751

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1995	96	C 100	672	Avq.	95%	100%	100%	638
Frame Garage	1999	576	C 100	8,064	Avq.	97%	100%	100%	7,822
Wood Deck	2001	254	C 100	2,134	Avq.	97%	100%	100%	2,070
ONE STORY FRAME	2004	280	C 100	14,504	Avq.	97%	100%	100%	14,069
Frame Garage	2009	216	C 100	3,024	Avq.	97%	100%	100%	2,933
Frame Garage	2013								700
1,360 SFLA				----- SOUND VALUE -----					
Outbuilding Total									28,232

Acpt Land	37,100	Accepted Bldg	94,000	Total	131,100
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Valuation Report

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/26/2015
 Sale Price 177,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12024P93

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.55	Acres-Rear Land 1-10	2,000.00	1,100	100%		1,100
Total Acres 1.55			Land Total			31,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	924 Sqft	Grade B 100	Base	136,619
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	462 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,279
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,100
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	153,224
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		94%	99% 100%	142,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1993	132	B 100	2,545	Avq.	94%	100%	100%	2,392
Wood Deck	1993	264	B 100	2,839	Avq.	94%	100%	100%	2,669
1 Story/BASEMENT	1993	169	B 100	13,325	Avq.	94%	99%	100%	12,400
Frame Garage	1993	749	B 100	13,422	Avq.	94%	100%	100%	12,617
1,786 SFLA									
Outbuilding Total									30,078

Acpt Land 31,100 **Accepted Bldg** 172,700 **Total** 203,800

Oakland
Name: COX, JON N.

Valuation Report

07/15/2016

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Map/Lot: 024-039-2

Account: 2112 Card: 1 of 1

Location: 511 TOWN FARM ROAD

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 11/19/2007
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Other Source
Validity: Related Parties

Reference 1: B4045P024
Reference 2: B9588P242 LIFE ESTATE
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 1.19						Land Total 30,380

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade B 100	Base	119,032
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,772
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	GOOD	GOOD	Average	Typical	123,879
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	116,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1993	168	B 100	13,247	Avq.	94%	100%	100%	12,452
Wood Deck	1993	72	B 100	774	Avq.	94%	100%	100%	728
Frame Garage	1993	624	B 100	11,182	Avq.	94%	100%	100%	10,511
1,364 SFLA									Outbuilding Total 23,691

Acpt Land 30,400 **Accepted Bldg** 140,100 **Total** 170,500

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data	
Sale Date	03/28/2012
Sale Price	172,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B10995P336
Reference 2: B10996P333
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 18 35 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.42	Acres-Rear Land 1-10	2,400.00	1,008	100%		1,008
Total Acres 1.42						37,008

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,176 Sqft	Grade C 110	Base	131,219
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,781
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	GOOD	GOOD	Average	Typical	140,158			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		95%	96% 100%	127,824			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1995	1066	C 110	9,850	Avq.	95%	100%	100%	9,357
1.50 ST GARAGE..	1997	840	C 100	15,288	Avq.	96%	100%	100%	14,676
1,764 SFLA									
Outbuilding Total						24,033			

Acpt Land 37,000 **Accepted Bldg** 151,900 **Total** 188,900

Oakland
 Name: BURRELL, JAMES

Valuation Report

07/15/2016

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Map/Lot: 024-039-4

Account: 405 Card: 1 of 1

Location: TOWN FARM ROAD (OFF)

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5014P275
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 08/01/1996
 Sale Price 2,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,400.00	1,008	80%	Access	19,200
5.93	Acres-Rear Land 1-10	2,000.00	11,860	100%		11,860
Total Acres 6.93					Land Total	31,060

Acpt Land 31,100 **Accepted Bldg** 0 **Total** 31,100

Oakland
 Name: BUSSIERE, PHILIP

Valuation Report

07/15/2016

Page 2678

Map/Lot:

024-039-5

Account: 3702 Card: 1 of 1

Location:

SUMMER STREET

Neighborhood 31 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/01/1996
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B5200P284

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
0.38	Acres-Frontage 1	4,000.00	1,520	100%		1,520
1.77	Acres-Rear Land 1-10	1,600.00	2,832	100%		2,832
Total Acres 3.15					Land Total	23,552

Acpt Land 23,600 **Accepted Bldg** 0 **Total** 23,600

Valuation Report

Map/Lot:

024-039-6

Account: 3703 Card: 1 of 1

Location:

279 SUMMER STREET

Neighborhood 69 SUMMER ST WEST

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1996
 Sale Price 7,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B5200P283

Reference 2

Tran/Land/Bldg 1 2 40

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	36,000.00	36,000	80%	Corner/Loc	28,800
0.59	Acres-Frontage 1	6,000.00	3,540	100%		3,540
2.70	Acres-Rear Land 1-10	1,200.00	3,240	100%		3,240
Total Acres 3.79			Land Total			35,580

Commercial Description

Occupancy Type	Manufacturing...	Manufacturing...
Class & Quality	Frame.....Low	Frame.....Low
# Dwelling Units	0	0
Exterior	Aluminum/Vinyl	Aluminum/Vinyl
Stories & Height	1 STORY @ 14'	1 STORY @ 14'
Heating/Cooling	Forced Warm Air	NONE
Built	1996	2001
Remodeled	0	0
Base Cost/Sqft	15.87	15.87
Heat-Cool/Sqft	+ 3.39	0.00
Total	19.26	15.87
Size Factor	X 1.144	1.043
Adjusted Cost/Sqft	22.03	16.55
Total Square Feet	X 3,000	5,000
Replacement Cost	66,090	82,750
Condition	Average	Average
% Good Physical	X .94	.97
Functional	X 1.00	1.00
Subtotal	62,125	80,267
Economic Factor	X 1.00	Total Value 142,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
MEZZANINE.....	1996	600	D 100	6,720	Avg.	95%	100%	100%		6,384
CONCRETE PLATFRM	2006			---- S O U N D V A L U E ----						4,000
Frame Shed	2001			---- S O U N D V A L U E ----						1,500
8,000 SF										Outbuilding Total 11,884

Accpt Land 35,600 **Accepted Bldg** 154,300 **Total** 189,900

Oakland
 Name: DIMARCO, ROBERT

Valuation Report

07/15/2016

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Map/Lot: 024-039-7

Account: 3733 Card: 1 of 1

Location: 315 SUMMER STREET

Neighborhood 32 SUMMER STREET...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	06/22/2005
Sale Price	22,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B8465P304
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
Total Acres 1.80			Land Total			31,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,680 Sqft	Grade D 110	Base	108,071
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,863
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	4,435
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	100,694			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)				
None	None	97%	100%	100%	97,673				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Frame Garage	2005	576	B 100	10,322	Avq.	97%	100%	100%	10,012
1,680 SFLA						Outbuilding Total			10,012

Acpt Land 31,600 **Accepted Bldg** 107,700 **Total** 139,300

Account: 2483 Card: 1 of 1

Map/Lot: 024-040
 Location: 527 TOWN FARM ROAD

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Reference 1 B6355P176
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.98	Acres-Rear Land 1-10	2,000.00	1,960	100%		1,960
Total Acres 1.98			Land Total			31,960

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	784 Sqft	Grade C 100	Base	87,899
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,898
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	92,897
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	97%	100%
						58,572

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	200	C 100	2,940	Avq.	65%	100%	100%	1,911
Open Frame Porch	1900	16	C 100	364	Avq.	65%	100%	100%	237
1.75 ST GARAGE..	1994	560	C 100	10,976	Avq.	94%	100%	100%	10,317
Frame Shed	1950			---- SOUND VALUE ----				300	
Frame Shed	1950			---- SOUND VALUE ----				400	
1,176 SFLA									13,165

Acpt Land	32,000	Accepted Bldg	71,700	Total	103,700
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Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/27/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6100P001
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.35	Acres-Rear Land 1-10	2,000.00	2,700	100%		2,700
Total Acres 2.35			Land Total			32,700

Dwelling Description

Replacement Cost New

Ranch	One Story	567 Sqft	Grade D 110	Base	47,738
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	739
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	48,477
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	37,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1965	320	D 110	3,942	Avq.	77%	100%	100%	3,035
ONE STORY FRAME	1965	225	D 110	10,256	Avq.	77%	100%	100%	7,897
ONE STORY FRAME	1965	128	D 110	5,835	Avq.	77%	100%	100%	4,493
920 SFLA						Outbuilding Total			15,425

Acpt Land 32,700 **Accepted Bldg** 52,800 **Total** 85,500

Oakland
 Name: HAGUE, JEFFREY J.

Valuation Report

07/15/2016

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Map/Lot: 024-042

Account: 3046 Card: 1 of 1

Location: 543 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/24/2009
 Sale Price: 80,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10286P053
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	36,000.00	34,530 100%		34,530
Total Acres 0.92				Land Total	34,530

Dwelling Description

Replacement Cost New

Conventional	One Story	1,108 Sqft	Grade D 110	Base	77,064
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,238
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,730
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Below Average	Typical	64,096			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		84%	80%	100%			
Value(Rcnld)						43,073			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	576	C 100	8,064	Avq.	86%	100%	100%	6,935
Open Frame Porch	2014	108	C 100	1,652	Avq.	97%	100%	100%	1,602
ONE STORY FRAME	2014	156	C 100	8,081	Avq.	97%	90%	100%	7,055
1,264 SFLA									
Outbuilding Total									15,592
Acpt Land		34,500	Accepted Bldg		58,700	Total		93,200	

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6471P271
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 05/01/2001
 Sale Price 149,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
6.10	Acres-Rear Land 1-10	2,400.00	14,640	0%		0
Total Acres 7.10			Land Total			36,000

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,050 Sqft	Grade C 100	Base	126,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,174
Rooms	11	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	134,534
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		87%	93% 100%	108,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1982	84	C 100	4,351	Avq.	87%	93%	100%	3,520	
Encl Frame Porch	1982	105	C 100	3,080	Avq.	87%	100%	100%	2,680	
Open Frame Porch	1982	171	C 100	2,534	Avq.	87%	100%	100%	2,205	
TWO STORY FRAME	1982	216	C 100	16,783	Avq.	87%	93%	100%	13,579	
1SFr Overhanq	1982	18	C 100	932	Avq.	87%	93%	100%	754	
Wood Deck	1982	72	C 100	605	Avq.	87%	100%	100%	526	
ONE STORY FRAME	1982	72	C 100	3,730	Avq.	87%	93%	100%	3,018	
Wood Deck	1982	112	C 100	941	Avq.	87%	100%	100%	819	
2,706 SFLA									Outbuilding Total	27,101

Acpt Land	36,000	Accepted Bldg	136,000	Total	172,000
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Oakland
 Name: LINDSAY, JERRY R.

Valuation Report

07/15/2016

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Map/Lot:

024-043

Account: 2669 Card: 2 of 2

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/2001
 Sale Price 149,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6471P271

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2.00 ST BARN....	1985	768	D 100	13,762	Avq-	70%	70%	100%	6,743	
Frame Shed	1982	112	D 100	627	Avq-	60%	70%	100%	263	
Frame Shed	1982								200	
2,706 SFLA						----- S O U N D V A L U E -----				
									Outbuilding Total	7,206
Accpt Land			0	Accepted Bldg			7,200	Total		7,200

Oakland
Name: LINDSAY, JERRY R.

Valuation Report

07/15/2016

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Map/Lot:

024-043

Account: 2669

Location:

TOWN FARM ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	36,000	136,000	172,000	36,000	136,000	172,000
2	0	7,200	7,200	0	7,200	7,200
TOTAL	36,000	143,200	179,200	36,000	143,200	179,200

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/16/2004
 Sale Price 98,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8244P301

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			32,600

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	160 Sqft, Grade E	Basement Gar	1 CAR	Fin Bsmt	2,520
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	85,441
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	100% 100%	71,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	190	C 100	9,842	Avq.	84%	100%	100%	8,267
Frame Shed	1976			----- S O U N D V A L U E -----					200
Wood Deck	2006	656	B 100	7,053	Avq.	97%	100%	100%	6,841
1,150 SFLA									15,308

Acpt Land 32,600 **Accepted Bldg** 87,100 **Total** 119,700

Valuation Report

Neighborhood 24	TOWN FARM ROAD..			Sale Data
Tree Growth	1998	Sale Date	11/03/2003	
Zoning/Use	RURAL.....	Sale Price	79,000	
Topography	Level	Sale Type	Land & Buildings	
Utilities	Drilled WellSeptic System	Financing	Unknown	
Street	Paved	Verified	Public Record	
LAND USE.....	RES DEV.....	Validity	Arms Length Sale	
BUILDING USE....	RESIDENTIAL.....			
Reference 1	B7722P112			
Reference 2				
Tran/Land/Bldg	1 1 11			
X Coordinate	0	Y Coordinate	0	
Exemption(s)	39 0 0	Land Schedule	6	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	36,000.00	34,717	100%		34,717
Total Acres	0.93			Land Total		34,717

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1968	0	TYPICAL	TYPICAL	Average	Typical	76,322		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	79%	100%	100%	60,294			
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1968	154	C 100	4,452	Avg.	79%	100%	100%
Frame Garage	1968	308	C 100	4,312	Avg.	79%	100%	100%
864 SFLA						Outbuilding Total		
								6,923

Acpt Land	34,700	Accepted Bldg	67,200	Total	101,900
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Valuation Report

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/10/2006
 Sale Price: 138,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9764P315
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	30,000.00	29,240 100%		29,240
Total Acres 0.95				Land Total	29,240

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	86,617
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	91,556
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		76%	100%	100%
						Value Rcnld
						69,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1963	160	C 100	8,288	Avq.	76%	100%	100%	6,299
Frame Garage	1963	696	C 100	9,744	Avq.	76%	100%	100%	7,405
Frame Shed	1963			----- S O U N D V A L U E -----					100
Frame Shed	2013	160	C 100	1,120	Avq.	97%	100%	100%	1,086
1,312 SFLA									
Outbuilding Total									14,890

Acpt Land	29,200	Accepted Bldg	84,500	Total	113,700
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Neighborhood 24 TOWN FARM ROAD..
 Tree Growth 1998
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1949P49
 Reference 2
 Tran/Land/Bldg 1 6 96
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
3.01	Acres-Rear Land 1-10	2,400.00	7,224	100%		7,224
10.00	Acres-Mixed Wood	459.60	4,596	100%		4,596
16.00	Acres-Hardwood	286.80	4,589	100%		4,589
Total Acres 30.01						52,409

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base		93,280
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH	ONE HEARTH	HEARTH		840
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,100
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	98,740
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	84%	99%	100%	82,112	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1977	192	C 100	9,946	Avq.	84%	99%	100%	8,271
ONE STORY FRAME	1994	224	C 100	11,603	Avq.	94%	99%	100%	10,798
1.25 ST GARAGE..	1977	1200	D 100	15,456	Avq.	84%	100%	100%	12,983
Frame Shed	1977	312	D 100	1,747	Avq.	84%	100%	100%	1,467
GARAGE FRAME ..	1977	480	D 100	16,128	Avq.	75%	100%	100%	12,096
1.50 ST GARAGE..	1997	1248	C 100	22,714	Avq.	96%	100%	100%	21,805
GARAGE FRAME ..	2004	840	C 100	35,280	Avq.	97%	100%	100%	34,222
1.25 ST GARAGE..	1977	625	C 100	10,063	Avq.	84%	100%	100%	8,453
1 STORY GARAGE..	2014	728	B 100	13,045	Avq.	97%	100%	100%	12,654
Frame Shed	1977	200	D 100	1,120	Avq-	82%	100%	100%	918
1,760 SFLA									
Outbuilding Total									123,667

Acpt Land	52,400	Accepted Bldg	205,800	Total	258,200
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Oakland
 Name: MILLER, EDGAR SR.

Valuation Report

07/15/2016

Page 2691

Map/Lot:

024-048

Account: 1575 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1472P752

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	36,000.00	36,000	80%	Vacancy	28,800
1.50	Acres-Frontage 1	6,000.00	9,000	81%	Excess Frt	7,290
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
2.00	Acres-Rear Land 11-20	720.00	1,440	100%		1,440
Total Acres 14.50					Land Total	61,530

Acpt Land 61,500 **Accepted Bldg** 0 **Total** 61,500

Oakland
 Name: POULIN, MARLA M.

Valuation Report

07/15/2016

Page 2692

Map/Lot: 024-049

Account: 998 Card: 1 of 1

Location: 106 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/2000
 Sale Price 63,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11518P301
 Reference 2 B6231P081
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.20	Acres-Rear Land 1-10	2,000.00	2,400	100%		2,400
Total Acres 2.20						Land Total 32,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	740 Sqft	Grade C 100	Base	86,063
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-6,734
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	81,849			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	97% 100%	51,606			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1900	96	B 100	3,620	Avq.	65%	100%	100%	2,353
Frame Shed	1900	264	C 100	1,848	Avq.	65%	100%	100%	1,201
GAR/SHED BSMT...	1900	264	C 100	2,218	Avq.	65%	50%	100%	721
Frame Shed	1900	12	C 100	84	Avq.	65%	100%	100%	55
1.75 ST BARN....	1900	480	C 100	10,080	Avq-	50%	75%	100%	3,780
1,110 SFLA						Outbuilding Total			8,110

Acpt Land 32,400 **Accepted Bldg** 59,700 **Total** 92,100

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	03/01/1999
Sale Price	39,800
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B5888P163
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90			Land Total			33,800

Dwelling Description

Replacement Cost New

Other	One Story	952 Sqft	Grade D 100	Base	62,371
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1948	0	TYPICAL	TYPICAL	Below Average	Typical	62,371			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	63%	100%	100%	39,294				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1948	32	D 100	179	Avq-	63%	100%	100%	113
952 SFLA						Outbuilding Total			113

Acpt Land 33,800 **Accepted Bldg** 39,400 **Total** 73,200

Valuation Report

Map/Lot: 024-051

Account: 2448 Card: 1 of 1

Location: 78 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/14/2005
 Sale Price 189,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8732084

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			32,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	972 Sqft	Grade B 100	Base	141,918
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	729 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,064
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,365
Rooms	7	HEARTH	TWO HEARTH	HEARTH	2,150
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	GOOD	GOOD	Average	Typical	170,561
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	98% 100%	145,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1981	220	B 100	14,587	Avq.	87%	98%	100%	12,437
Open Frame Porch	1981	55	B 100	1,165	Avq.	87%	100%	100%	1,014
Wood Deck	1981	64	B 100	689	Avq.	87%	100%	100%	599
Wood Deck	1981	573	B 100	6,161	Avq.	87%	100%	100%	5,360
1.50 ST GARAGE..	1981	675	B 100	15,725	Avq.	87%	100%	100%	13,681
Frame Shed	1981	90	B 100	806	Avq.	87%	100%	100%	701
Frame Shed	1981	245	B 100	2,195	Avq.	87%	100%	100%	1,910
1,921 SFLA									35,702
Outbuilding Total									35,702

Acpt Land 32,000 **Accepted Bldg** 181,100 **Total** 213,100

Oakland
 Name: CARLETON, PETER P.

Valuation Report

07/15/2016

Page 2695

Map/Lot: 024-052

Account: 1812 Card: 1 of 1

Location: 74 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3014P283
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence		Value
0.83	Acres-Homesite (Fract)	30,000.00	27,331	100%		27,331
Total Acres 0.83			Land Total			27,331

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		78,456
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,365
Rooms	5	HEARTH	TWO HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	69,506				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	228	C 100	1,915	Avq.	86%	100%	100%	1,647
Frame Garage	1980	780	C 100	10,920	Avq.	86%	100%	100%	9,391
Jacuzzi #	2001	1	C 100	3,500	Avq.	97%	100%	100%	3,395
960 SFLA						Outbuilding Total			14,433

Acpt Land 27,300 **Accepted Bldg** 83,900 **Total** 111,200

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/28/2007
 Sale Price 218,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9295P303

Reference 2

Tran/Land/Bldg 1 1 13

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	34,500.00	34,500	100%		34,500
0.89	Acres-Rear Land 1-10	2,300.00	2,047	100%		2,047
Total Acres 1.89			Land Total			36,547

Dwelling Description

Replacement Cost New

Ranch	One Story	1,244 Sqft	Grade C 110	Base	110,823
Exterior	ALUM/VINYL	Masonry Trim	384Sqft	Trim	1,774
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1244 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,416
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,372
Rooms	10	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	6	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	12,936
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	149,555
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	84% 100%	115,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1998	230	C 110	13,105	Avq.	96%	84%	100%	10,568
Open Frame Porch	1990	182	D 100	2,150	Avq.	92%	100%	100%	1,978
Open Frame Porch	1990	100	C 110	1,694	Avq.	92%	100%	100%	1,558
1,474 SFLA									
Outbuilding Total									14,104

Acpt Land 36,500 **Accepted Bldg** 129,700 **Total** 166,200

Oakland
 Name: ROBERTSON, DAVID G.

Valuation Report

07/15/2016

Page 2697

Account: 2451 Card: 2 of 2

Map/Lot: 024-053
 Location: SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/28/2007
 Sale Price: 218,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B1940P183
 Reference 2:
 Tran/Land/Bldg: 1 2 96
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1990	644	C 110	36,695	Ava+	93%	100%	100%	34,126
1.75 ST GARAGE..	1990	1040	D 110	17,938	Ava.	92%	80%	100%	13,202
Frame Garage	2000	492	C 100	6,888	Ava.	97%	75%	100%	5,011
Frame Garage	2000	546	C 100	7,644	Ava.	97%	50%	100%	3,708
Frame Shed	2000	147	C 100	1,029	Ava.	97%	50%	100%	499
2,118 SFLA									
						Outbuilding Total			56,546
Acpt Land			0	Accepted Bldg		56,500	Total		56,500

Oakland
Name: ROBERTSON, DAVID G.

Valuation Report

07/15/2016

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Map/Lot:

024-053

Account: 2451

Location:

SMITHFIELD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	36,500	129,700	166,200	36,500	129,700	166,200
2	0	56,500	56,500	0	56,500	56,500
TOTAL	36,500	186,200	222,700	36,500	186,200	222,700

Oakland
 Name: CURRIE, TOD M.

Valuation Report

07/15/2016

Page 2699

Map/Lot: 024-054

Account: 551 Card: 1 of 1

Location: 58 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography RollingBelow Street
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 09/01/1999
 Sale Price 8,250
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6049P215

Reference 2

Tran/Land/Bldg 1 2 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	34,500.00	34,500	80%	Vacancy	27,600
3.00	Acres-Frontage 1	5,750.00	17,250	73%	Excess Frt	12,593
1.60	Acres-Rear Land 1-10	2,300.00	3,680	100%		3,680
Total Acres 5.60					Land Total	43,873

Acpt Land 43,900 **Accepted Bldg** 0 **Total** 43,900

Oakland
 Name: O'CLAIR, BRUCE

Valuation Report

07/15/2016

Page 2700

Map/Lot: 024-055

Account: 2185 Card: 1 of 1

Location: 8 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1996
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Related Parties

Reference 1 B6100P003

Reference 2

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	50%	Excess Frt	2,500
0.60	Acres-Rear Land 1-10	2,000.00	1,200	100%		1,200
Total Acres 2.60			Land Total			33,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1978	14X67	D 100	18,169	Avq+	60%	100%	100%	10,901
Frame Shed	1970			----	SOUND	VALUE	----		400
Frame Shed	1970			----	SOUND	VALUE	----		100
Wood Deck	1990	84	C 100	706	Avq.	92%	100%	100%	650
Frame Shed	1978			----	SOUND	VALUE	----		500
Frame Shed	1978			----	SOUND	VALUE	----		2,000
938 SFLA									
						Outbuilding Total			14,551

Acpt Land 33,700 **Accepted Bldg** 14,600 **Total** 48,300

Oakland
 Name: O'NEAL, LEDA

Valuation Report

07/15/2016

Page 2701

Map/Lot:

024-056

Account: 1710 Card: 1 of 1

Location:

SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2134P78

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
0.32	Acres-Rear Land 1-10	1,600.00	512	100%		512
Total Acres 1.32					Land Total	19,712

Acpt Land	19,700	Accepted Bldg	0	Total	19,700
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Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1996
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5162P018

Reference 2

Tran/Land/Bldg 1 6 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
10.00	Acres-Rear Land 11-20	720.00	7,200	100%		7,200
11.83	REAR2-Rear 21+	600.00	7,098	100%		7,098
1.00	Acres-Mixed Wood	459.60	460	100%		460
14.00	Acres-Hardwood	286.80	4,015	100%		4,015
Total Acres 47.83						Land Total 78,773

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,064 Sqft	Grade C 110	Base	142,823
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,768
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	Floor & Stairs			Attic	3,277
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	156,488
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			96%		97%	100%
Percent Good						Value

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1997	580	C 110	9,086	Avq.	96%	100%	100%	8,723
Frame Shed	1997								200
1.50 ST GARAGE..	1998	864	C 110	17,297	Avq.	96%	100%	100%	16,605
Frame Shed	2000	128	D 100	717	Avq.	97%	100%	100%	695
2,128 SFLA									
Outbuilding Total									26,223

Acpt Land 78,800 **Accepted Bldg** 171,900 **Total** 250,700

Oakland
 Name: PRINCIPATO, RICHARD S.

Valuation Report

07/15/2016

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Map/Lot:

024-057-01

Account: 4359 Card: 1 of 1

Location:

9 PRINCE TERRACE

Neighborhood 69 SUMMER ST WEST

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8916P052
 Reference 2
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
6.52	Acres-Rear Land 1-10	1,500.00	9,780	100%		9,780
Total Acres 7.52			Land Total			32,280

Dwelling Description

Replacement Cost New

Conventional	One Story	1,306 Sqft	Grade B 110	Base	140,476
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,531
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,287
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	155,756
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	89% 100%	134,464

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
OPEN PORCH/BSMT	2006	144	B 110	4,180	Avq.	97%	100%	100%	4,055
1S AD/GAR.....	2006	780	B 110	81,488	Avq.	97%	89%	100%	70,348
Frame Garage	2006	364	B 110	7,175	Avq.	97%	100%	100%	6,960
Wood Deck	2006	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Wood Deck	2006	104	B 100	1,119	Avq.	97%	100%	100%	1,085
Wood Deck	2006	40	B 100	430	Avq.	97%	100%	100%	417
2,086 SFLA									84,117

Acpt Land

32,300

Accepted Bldg

218,600 **Total**

250,900

Oakland
 Name: BARROWS, HYLAND + ELAINE

Valuation Report

07/15/2016

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Map/Lot: 024-058

Account: 154 Card: 1 of 1

Location: SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7008P311
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	07/30/2002
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	24,000.00	11.510	80%	Vacancy	9,208
Total Acres 0.23					Land Total	9,208
Acpt Land			9,200		Accepted Bldg	0
					Total	9,200

Oakland
 Name: BARROWS, ELAINE F.

Valuation Report

07/15/2016

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Map/Lot: 024-059

Account: 521 Card: 1 of 1

Location: 21 SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5409P112
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Homesite (Fract)	24,000.00	20,923	100%		20,923
Total Acres 0.76			Land Total			20,923

Dwelling Description

Replacement Cost New

Conventional	One Story	660 Sqft	Grade D 100	Base	47,981
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-4,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	GOOD	TYPICAL	Average	Typical	42,806			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	27,824			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1940	280	D 100	15,084	Avq.	65%	100%	100%	9,805
Open Frame Porch	1940	96	D 100	1,187	Avq.	65%	100%	100%	772
1.50 ST GARAGE..	1997	768	C 100	13,978	Avq.	96%	100%	100%	13,419
1,080 SFLA						Outbuilding Total			23,996

Acpt Land 20,900 **Accepted Bldg** 51,800 **Total** 72,700

Account: 1512 Card: 1 of 1

Map/Lot: 024-060
 Location: 29 SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B6699P136
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.71	Acres-Rear Land 1-10	1,600.00	1,136	100%		1,136
Total Acres 1.71			Land Total			25,136

Dwelling Description				Replacement Cost New		
Ranch	One Story	512 Sqft	Grade D 100	Base		40,687
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Below Average	Typical	40,687
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	64%	100%	100%	26,040	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	327	D 100	13,551	Avq-	64%	100%	100%	8,673
Open Frame Porch	1950	35	D 100	504	Avq-	64%	100%	100%	323
Frame Garage	1950	320	D 100	3,584	Avq-	45%	100%	100%	1,613
839 SFLA									
Outbuilding Total									10,609

Acpt Land 25,100 **Accepted Bldg** 36,600 **Total** 61,700

Account: 357 Card: 1 of 1

Map/Lot: 024-061
 Location: 35 SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3185P82
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	24,000.00	19,791 100%		19,791
Total Acres 0.68				Land Total	19,791

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	-4,077
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	87,666
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	97% 100%	65,478

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1965	108	C 100	3,164	Avq.	77%	97%	100%	2,363
Wood Deck	1965	200	C 100	1,680	Avq.	77%	97%	100%	1,255
3/4S AD/GAR.....	1989	672	C 100	34,574	Avq.	91%	75%	100%	23,596
Frame Shed	1985	96	D 100	538	Avq.	89%	100%	100%	479
1,248 SFLA									
Outbuilding Total									27,693

Acpt Land 19,800 **Accepted Bldg** 93,200 **Total** 113,000

Oakland
 Name: TRASK, THERESA

Valuation Report

07/15/2016

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Map/Lot:

024-062

Account: 3804 Card: 1 of 1

Location:

39 SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4198P001

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	24,000.00	17,139	100%		17,139
Total Acres 0.51						Land Total
						17,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1984	14X62	C 100	22,820	Avg.	55%	100%	100%	12,551
Wood Deck	1990	96	C 100	806	Avg-	90%	100%	100%	725
Frame Shed	2000	96	C 100	672	Avg.	97%	100%	100%	652
868 SFLA						Outbuilding Total			13,928

Accpt Land	17,100	Accepted Bldg	13,900	Total	31,000
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Valuation Report

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 03/28/2013
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B3290P185
 Reference 2 B11349P39
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	24,000.00	23,020	100%		23,020
Total Acres 0.92						23,020

Dwelling Description

Replacement Cost New

Conventional	One Story	1,056 Sqft	Grade D 100	Base	67,496
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Minimal			Insulation	-1,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	TYPICAL	TYPICAL	Below Average	Typical	55,574			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		96%	60%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1981	96	D 100	538	Fair	80%	100%	100%	430
Open Frame Porch	2006	180	D 100	2,128	Avq.	97%	75%	100%	1,548
1,056 SFLA						Outbuilding Total			1,978

Acpt Land 23,000 **Accepted Bldg** 34,000 **Total** 57,000

Oakland
 Name: MARTIN, LINDA D.

Valuation Report

07/15/2016

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Map/Lot: 024-064

Account: 1458 Card: 1 of 1

Location: 46 SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2039P212

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	24,000.00	20,506	100%		20,506
Total Acres 0.73						Land Total
						20,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1980	12X61	B 100	21,978	Ava+	60%	100%	100%	13,187
Wood Deck	1980	160	C 100	1,344	Ava.	86%	100%	100%	1,156
Wood Deck	1980	132	C 100	1,109	Ava.	86%	100%	100%	954
ONE STORY FRAME	1980	132	D 100	5,470	Ava.	86%	100%	100%	4,704
Frame Shed	1980	144	D 100	806	Ava.	86%	100%	100%	693
Frame Shed	1980	96	D 100	538	Ava.	86%	100%	100%	463
MH SLAB.....	1980	732	C 100	2,562	Ava.	86%	100%	100%	2,203
1.75 ST GARAGE..	1999	624	C 100	12,230	Ava.	97%	100%	100%	11,863
864 SFLA						Outbuilding Total			35,223

Acpt Land	20,500	Accepted Bldg	35,200	Total	55,700
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Oakland
 Name: GREENE, JENNIFER

Valuation Report

07/15/2016

Page 2711

Map/Lot: 024-065

Account: 2902 Card: 1 of 1

Location: 38 SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2000
 Sale Price 54,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6163P217

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.23	Acres-Rear Land 1-10	1,600.00	368	100%		368
Total Acres 1.23			Land Total			24,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1977	14X60	A 100	31.655	Avq+	60%	100%	100%	18,993
Encl Frame Porch	1980	96	D 100	2.262	Avq.	86%	100%	100%	1,945
Wood Deck	1980	96	D 100	645	Avq.	86%	100%	100%	555
Frame Shed	1980			----- SOUND VALUE -----					200
Frame Shed	1980	192	D 100	1.075	Avq-	55%	100%	100%	591
MH SLAB.....	1980	840	C 100	2.940	Avq.	86%	100%	100%	2,528
840 SFLA						Outbuilding Total			24,812

Acpt Land 24,400 **Accepted Bldg** 24,800 **Total** 49,200

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1998
 Sale Price 62,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5674P203
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	24,000.00	16,454 100%		16,454
Total Acres 0.47				Land Total	16,454

Dwelling Description

Replacement Cost New

Ranch	One Story	984 Sqft	Grade C 100	Base	79,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,425
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	82,359
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	97%	100%
						71,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1999	720	C 100	10,080	Avq.	97%	100%	100%	9,778	
Wood Deck	1986	30	C 100	252	Avq.	89%	97%	100%	217	
Frame Garage	2006	240	B 100	4,301	Avq.	97%	100%	100%	4,172	
Frame Garage	2006								100	
----- S O U N D V A L U E -----									100	
984 SFLA									Outbuilding Total	14,267

Acpt Land	16,500	Accepted Bldg	85,400	Total	101,900
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Oakland
 Name: LEE, WILLIAM R. JR

Valuation Report

07/15/2016

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Map/Lot: 024-067

Account: 3048 Card: 1 of 1

Location: 20 SOUTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/28/2009
 Sale Price 168,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9964P341

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.13	Acres-Frontage 1	4,000.00	520	100%		520
Total Acres 1.13			Land Total			24,520

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade B 100	Base	143,948
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,769
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	154,631			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	149,992			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Wood Deck	2005	120	B 100	1,291	Avq.	97%	100%	100%	1,252
1,512 SFLA									
Outbuilding Total									11,264

Acpt Land 24,500 **Accepted Bldg** 161,300 **Total** 185,800

Oakland
 Name: BROWN, ROBERT J.

Valuation Report

07/15/2016

Page 2714

Map/Lot: 024-068

Account: 1749 Card: 1 of 1

Location: 244 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4023P214
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	28,500.00	27,187	100%		27,187
Total Acres 0.91						Land Total
						27,187

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	336 Sqft	Grade C 110	Base	57,225
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,366
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	58,591
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		89%	100%	100%	52,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	357	C 110	24,191	Avq.	89%	100%	100%	21,530
1 Story/BASEMENT	1985	168	C 110	11,383	Avq.	89%	100%	100%	10,131
Frame Garage	1980	840	C 100	11,760	Avq.	86%	100%	100%	10,114
Frame Shed	2006	80	C 100	560	Avq.	97%	100%	100%	543
1,029 SFLA	Outbuilding Total								42,318

Acpt Land	27,200	Accepted Bldg	94,500	Total	121,700
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Oakland
 Name: RHODA, HERBERT

Valuation Report

07/15/2016

Page 2715

Map/Lot:

024-068-1

Account: 82 Card: 1 of 1

Location:

238 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/24/2011
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10866P226
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	28,500.00	23,674 100%		23,674
Total Acres 0.69			Land Total		23,674

Dwelling Description

Replacement Cost New

Ranch	One Story	1,269 Sqft	Grade D 110	Base	85,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	76,284
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						71,707

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2012	160	B 100	1,721	Avg.	97%	100%	100%	1,669	
Frame Shed	1970			----- S O U N D V A L U E -----						300
Frame Shed	1970	288	D 100	1,613	Avg-	77%	100%	100%	1,242	
Frame Garage	1990	768	C 100	10,752	Avg.	92%	100%	100%	9,892	
Wood Deck	1994	64	D 110	473	Avg.	94%	100%	100%	445	
1,269 SFLA									13,548	

Acpt Land	23,700	Accepted Bldg	85,300	Total	109,000
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Oakland
Name: HALL, KEITH E.

Valuation Report

07/15/2016

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Map/Lot:

024-069

Account: 98 Card: 1 of 1

Location:

234 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1478P850
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	28,500.00	10,664 100%		10,664
Total Acres 0.14				Land Total	10,664

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	384 Sqft	Grade C 100	Base	56,984
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	58,126
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	97% 100%	46,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 Story/BASEMENT	1975	216	C 100	18,900	Avq.	83%	97%	100%	15,216
Frame Shed	1975					----- S O U N D V A L U E -----			100
Wood Deck	1999	144	C 100	1,210	Avq.	97%	100%	100%	1,174
Frame Shed	1980	192	C 100	1,344	Avq.	86%	100%	100%	1,156
Frame Shed	2002	168	C 100	1,176	Avq.	97%	100%	100%	1,141
1,008 SFLA									18,787

Acpt Land

10,700

Accepted Bldg

65,600 **Total**

76,300

Valuation Report

Map/Lot:

024-070

Account: 292 Card: 1 of 1

Location:

230 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6856P079

Sale Data
 Sale Date 05/18/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.48	Acres-Rear Land 1-10	1,900.00	912	100%		912
1.00	Sites-Mobile Home Site	6,650.00	6,650	100%		6,650
Total Acres 1.48			Land Total			36,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1984	14X67	B 100	27.610	Avg.	55%	100%	100%	15,186
Frame Shed	1980	272	D 100	1.523	Avg.	86%	100%	100%	1,310
MH SLAB.....	1984	938	C 100	3.283	Avg.	88%	100%	100%	2,889
Wood Deck	1998	288	C 100	2.419	Avg.	96%	100%	100%	2,322
14 Mobile Home.	1995	14X54	B 100	23.320	Avg.	55%	100%	100%	12,826
MH SLAB.....	2002	812	C 100	2.842	Avg.	97%	100%	100%	2,757
Frame Shed	2002			----- SOUND VALUE -----					300
Wood Deck	2003	60	C 100	504	Avg.	97%	100%	100%	489
1,694 SFLA						Outbuilding Total			38,079

Accpt Land 36,100 **Accepted Bldg** 38,100 **Total** 74,200

Oakland
 Name: LEVESQUE, PETER

Valuation Report

07/15/2016

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Map/Lot:

024-070-1

Account: 3246 Card: 1 of 2

Location:

224 HIGH STREET

Neighborhood 30 HIGH STREET.....

Sale Data	
Sale Date	05/18/2006
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....

Reference 1 B8914P307

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.11	Acres-Rear Land 1-10	1,900.00	209	100%		209
1.00	Sites-Mobile Home Site	6,650.00	6,650	100%		6,650
Total Acres 1.11						Land Total 35,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1989	14X56	B 100	23,980	Avg.	55%	100%	100%	13,189
ONE STORY FRAME	2004	84	C 100	4,351	Avg.	97%	100%	100%	4,220
Wood Deck	2004	96	C 100	806	Avg.	97%	100%	100%	782
Frame Shed	2004								300
----- S O U N D V A L U E -----									300
868 SFLA									Outbuilding Total 18,491

Acpt Land 35,400 **Accepted Bldg** 18,500 **Total** 53,900

Oakland
 Name: LEVESQUE, PETER

Valuation Report

07/15/2016

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Map/Lot:

024-070-1

Account: 3246 Card: 2 of 2

Location:

226 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/18/2006
 Sale Price 165,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7034P341

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
MH SLAB.....	2004	1008	C 100	3,528	Ava.	97%	100%	100%	3,422	
14 Mobile Home.	1997	14X66	B 100	27,280	Ava.	57%	100%	100%	15,577	
ONE STORY FRAME	2008	200	B 100	13,261	Ava.	97%	100%	100%	12,863	
1.25 ST GARAGE..	2007	960	C 100	15,456	Ava.	97%	100%	100%	14,992	
Wood Deck	2007	100	B 100	1,075	Ava.	97%	100%	100%	1,043	
1,992 SFLA										
Outbuilding Total									47,897	
Acpt Land			0	Accepted Bldg			47,900	Total		47,900

Oakland
Name: LEVESQUE, PETER

Valuation Report

07/15/2016

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Map/Lot:

024-070-1

Account: 3246

Location:

226 HIGH STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	35,400	18,500	53,900	35,400	18,500	53,900
2	0	47,900	47,900	0	47,900	47,900
TOTAL	35,400	66,400	101,800	35,400	66,400	101,800

Oakland
 Name: MAINE WATER COMPANY, THE

Valuation Report

07/15/2016

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Map/Lot: 024-071

Account: 1335 Card: 1 of 1

Location: 220 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities Public Water
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 3 90
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	20,000.00	13,565	100%		13,565
Total Acres 0.46				Land Total		13,565

Commercial Description

Occupancy Type	Utility Building	
Class & Quality	Frame.....Avg.	
# Dwelling Units	60	
Exterior	Aluminum/Vinyl	
Stories & Height	1 STORY @ 10'	
Heating/Cooling	Elec Baseboard	
Built	1994	
Remodeled	0	
Base Cost/Sqft		7.25
Heat-Cool/Sqft	+	2.39
Total		9.64
Size Factor	X	2.108
Adjusted Cost/Sqft		20.32
Total Square Feet	X	64
Replacement Cost		1,300
Condition	Average	
% Good Physical	X	.86
Functional	X	1.00
Subtotal		1,118
Economic Factor	X 1.00	Total Value 1,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
WATER TOWER.....	1994			----	S	O	U	N	D	V
64 SF										239,000
Outbuilding Total										239,000

Acpt Land	13,600	Accepted Bldg	240,100	Total	253,700
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Oakland
 Name: WOOLEY, DORIS E.

Valuation Report

07/15/2016

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Map/Lot:

024-072

Account: 901 Card: 1 of 1

Location:

216 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2130P356
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 33 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.91	Acres-Rear Land 1-10	1,900.00	1,729	100%		1,729
Total Acres 1.91			Land Total			30,229

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	77,191
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	64,840	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1977	168	C 100	8,702	Avq.	84%	100%	100%	7,310
Open Frame Porch	1977	24	C 100	476	Avq.	84%	100%	100%	400
Frame Garage	1977	1072	C 100	15,008	Avq.	84%	100%	100%	12,607
Frame Shed	1977	136	D 100	762	Avq-	70%	100%	100%	533
Frame Shed	2002	144	C 100	1,008	Avq.	97%	100%	100%	978
1,032 SFLA									21,828
Outbuilding Total									21,828

Acpt Land

30,200

Accepted Bldg

86,700

Total

116,900

Oakland
 Name: DUBE, FREDERICK

Valuation Report

07/15/2016

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Map/Lot:

024-072-1

Account: 3132 Card: 1 of 1

Location:

212 HIGH STREET

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 03/28/2003
 Sale Price 105,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7328P058

Reference 2

Tran/Land/Bldg 1 2 49

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	34,500.00	28,658	100%		28,658
Total Acres 0.69				Land Total		28,658

Commercial Description

Occupancy Type	Mini Warehouse..		Mini Warehouse..			
Class & Quality	Frame.....Avg.		Frame.....Avg.			
# Dwelling Units	0		0			
Exterior	Steel		Steel			
Stories & Height	1 STORY @ 10'		1 STORY @ 10'			
Heating/Cooling	NONE		NONE			
Built	1991		2003			
Remodeled	0		0			
Base Cost/Sqft		16.16			16.16	
Heat-Cool/Sqft	+	0.00			0.00	
Total		16.16			16.16	
Size Factor	X	1.116			1.116	
Adjusted Cost/Sqft		18.03			18.03	Total
Total Square Feet	X	2,500			2,500	5,000
Replacement Cost		45,075			45,075	
Condition	Average		Average			
% Good Physical	X	.90			.97	
Functional	X	1.00			1.00	
Subtotal		40,568			43,723	
Economic Factor	X 1.00		Total Value		84,291	

Acpt Land	28,700	Accepted Bldg	84,300	Total	113,000
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Oakland
 Name: GRODER, RONALD L.

Valuation Report

07/15/2016

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Map/Lot: 024-073

Account: 130 Card: 1 of 1

Location: 208 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/05/2013
 Sale Price 22,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11506P215

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	28,500.00	22,800	100%		22,800
Total Acres 0.64						22,800

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2000	14X72	B 100	29,260	Avg.	63%	100%	100%	18,551
Frame Shed	2001	168	C 100	1,176	Avg-	96%	100%	100%	1,129
Outbuilding Total									19,680

Acpt Land	22,800	Accepted Bldg	19,700	Total	42,500
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Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B8486P163
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 07/01/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.42	Acres-Rear Land 1-10	1,900.00	798	100%		798
Total Acres 1.42			Land Total			29,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10 Mobile Home.	1968	10X52	D 100	11,514	Avq.	55%	100%	100%	6,333
MH GABLE ROOF...	1980	520	C 100	2,912	Avq.	86%	100%	100%	2,504
Wood Deck	1980	232	D 100	1,560	Avq.	70%	100%	100%	1,092
Frame Shed	1980	458	D 100	2,565	Avq-	50%	100%	100%	1,282
MH SLAB.....	1968	520	C 100	1,820	Avq.	79%	100%	100%	1,438
1.50 ST GARAGE..	1996	540	D 100	7,862	Avq.	95%	100%	100%	7,469
520 SFLA						Outbuilding Total			20,118

Acpt Land 29,300 **Accepted Bldg** 20,100 **Total** 49,400

Oakland
 Name: WAINER, STEPHEN N.

Valuation Report

07/15/2016

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Map/Lot:

024-075

Account: 755 Card: 1 of 1

Location:

200 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Reference 1 B2295P158

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) 12 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.20	Acres-Rear Land 1-10	1,900.00	380	100%		380
Total Acres 1.20					Land Total	28,880

Acpt Land	28,900	Accepted Bldg	0	Total	28,900
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Oakland
 Name: ARROYO, JANE M.

Valuation Report

07/15/2016

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Map/Lot: 024-076

Account: 1313 Card: 1 of 1

Location: 188 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/15/2015
 Sale Price 117,600
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12246P3
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
2.07	Acres-Rear Land 1-10	1,900.00	3,933	100%		3,933
Total Acres 2.57			Land Total			32,433

Dwelling Description

Replacement Cost New

Ranch	One Story	1,848 Sqft	Grade C 110	Base	146,472
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-21,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	132,058			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	90%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	375	B 100	4,032	Avq.	97%	100%	90%	3,520
1,848 SFLA									3,520
Outbuilding Total								3,520	

Acpt Land 32,400 **Accepted Bldg** 117,700 **Total** 150,100

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public SewerDrilled Well
 Street Paved

Sale Data
 Sale Date 10/30/2015
 Sale Price 89,303
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12152P219
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.52	Acres-Rear Land 1-10	1,900.00	988	100%		988
Total Acres 1.52			Land Total			29,488

Dwelling Description

Replacement Cost New

Conventional	One Story	425 Sqft	Grade D 110	Base	40,040
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	7	HEARTHS	ONE HEARTH	HEARTHS	739
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2002	TYPICAL	TYPICAL	Good	Typical	43,736
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	96%	100%	31,490	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1940	374	D 110	23,867	Good	75%	99%	100%	17,721
Wood Deck	1940	96	D 110	710	Good	75%	100%	100%	532
Frame Shed	1940	192	D 100	1,075	Avq.	80%	100%	100%	860
Frame Shed	1999	128	D 100	717	Avq.	97%	100%	100%	695
Frame Garage	2003	832	C 100	11,648	Avq.	97%	100%	100%	11,299
1 Story/BASEMENT	2004	672	C 100	41,395	Avq.	97%	99%	100%	39,751
Open Frame Porch	2004	63	C 100	1,022	Avq.	97%	100%	100%	991
Frame Shed	2004	120	C 100	840	Avq.	97%	100%	100%	815
1,751 SFLA	Outbuilding Total								72,664

Acpt Land	29,500	Accepted Bldg	104,200	Total	133,700
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1994
 Sale Price 17,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4733P319

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500	
0.57	Acres-Rear Land 1-10	1,900.00	1,083	100%		1,083	
Total Acres 1.07						Land Total	29,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
12 Mobile Home.	1965	12X55	D 110	14,735	Ava.	55%	100%	90%	7,294	
MH GABLE ROOF...	1980	660	C 100	3,696	Ava.	86%	100%	90%	2,861	
ONE STORY FRAME	1970	336	D 110	15,316	Ava.	80%	100%	90%	11,028	
Frame Shed	1965			---- S O U N D V A L U E ----					100	
Frame Shed	1970			---- S O U N D V A L U E ----					100	
MH SLAB.....	1965	660	D 100	1,848	Ava.	77%	100%	90%	1,281	
ONE STORY FRAME	1998	336	C 100	17,405	Ava.	96%	100%	90%	15,038	
1.50 ST GARAGE..	1999	720	B 100	16,773	Ava.	97%	100%	90%	14,643	
1,332 SFLA									Outbuilding Total	52,345

Acpt Land 29,600 **Accepted Bldg** 52,300 **Total** 81,900

Oakland
 Name: THOMAS, TOBY S.

Valuation Report

07/15/2016

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Map/Lot:

024-079

Account: 2830 Card: 1 of 1

Location:

164 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/21/2014
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12223P146 1982 Zimmer Salem Hall 14x66
 Reference 2 Ser# 6514FDR2BR ZZP19324 2bd/1bth gr/ta
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	28,500.00	27,924	100%		27,924
Total Acres 0.48			Land Total			27,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	1056	D 110	13,010	Avq-	84%	100%	90%	9,835
Frame Shed	1997	64	C 100	448	Avq.	96%	100%	90%	387
Frame Shed	0			----- S O U N D V A L U E -----					100
Frame Shed	1997	144	C 100	1,008	Avq.	96%	100%	90%	871
Frame Shed	1990	168	D 100	941	Fair	88%	100%	90%	745
14 Mobile Home.	1982	14X66	B 100	27,280	Avq.	55%	100%	90%	13,504
Wood Deck	2010	160	C 100	1,344	Avq.	97%	100%	90%	1,174
924 SFLA				Outbuilding Total					26,616
Acpt Land		27,900	Accepted Bldg			26,600	Total		54,500

Oakland
 Name: BROWN, ANNETTE M.

Valuation Report

07/15/2016

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Map/Lot:

024-080

Account: 2421 Card: 1 of 1

Location:

162 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2562P302

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	28,500.00	26,735	100%		26,735
Total Acres 0.44						Land Total
						26,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1971	12X56	D 100	13.582	Ava-	45%	100%	90%	5,501
MH GABLE ROOF...	1980	672	C 100	3,763	Ava.	86%	100%	90%	2,912
Wood Deck	1980	48	D 100	322	Ava-	84%	100%	90%	243
Frame Shed	2010	192	B 100	1,721	Ava.	97%	100%	90%	1,502
Carport/Canopy	2010	72	C 100	454	Ava.	97%	100%	90%	396
Wood Deck	2010	96	B 100	1,032	Ava.	97%	100%	90%	901
672 SFLA						Outbuilding Total			11,455

Acpt Land

26,700

Accepted Bldg

11,500

Total

38,200

Valuation Report

Map/Lot: 024-081

Account: 1124 Card: 1 of 1

Location: 154 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/17/2012
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10568P082
 Reference 2 B10941P343
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	28,500.00	27,632	100%		27,632
Total Acres 0.47				Land Total		27,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	2000	14X76	B 100	30,580	Avq.	63%	100%	90%	17,449
Wood Deck	2011	96	B 100	1,032	Avq.	97%	100%	90%	901
Frame Garage	2011	728	B 100	13,045	Avq.	97%	100%	90%	11,389
MH SLAB.....	2011	1078	C 100	3,773	Avq.	97%	100%	90%	3,294
Frame Shed	2015	140	B 100	1,254	Avq.	97%	100%	90%	1,094
1,064 SFLA						Outbuilding Total			34,127

Acpt Land 27,600 **Accepted Bldg** 34,100 **Total** 61,700

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/10/2012
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10933P194
 Reference 2 B10937P328
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	28,500.00	21,705	100%		21,705
Total Acres 0.29						21,705

Dwelling Description

Replacement Cost New

Ranch	One Story	1,944 Sqft	Grade C 90	Base	125,163
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,371
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	2012	GOOD	TYPICAL	Average	Typical	110,572	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)	
Overbuilt		None		100%	93% 90%	92,549	
Outbuildings/Additions/Improvements						Value	
Description	Year	Units	Grade	RCN	Cond	Rcnld	
Wood Deck	1994	180	C 100	1,512	Avq.	1,279	
Wood Deck	2013	140	B 100	1,505	Avq.	1,314	
1,944 SFLA						Outbuilding Total	2,593

Acpt Land 21,700 **Accepted Bldg** 95,100 **Total** 116,800

Oakland
 Name: HIGH STREET PARK ASSOCIATES

Valuation Report

07/15/2016

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Map/Lot:

024-083

Account: 2821 Card: 1 of 1

Location:

146 HIGH STREET

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1996
 Sale Price 9,545
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5140P209

Reference 2

Tran/Land/Bldg 1 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.00	Sites-Mobile Home Site	10,000.00	230,000	100%		230,000
Total Acres 0.00				Land Total		230,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
MAILBOX	2014									1,000
----- S O U N D V A L U E -----										
Outbuilding Total										1,000

Acpt Land	230,000	Accepted Bldg	1,000	Total	231,000
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Oakland
 Name: AMES, RYAN

Valuation Report

07/15/2016

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Map/Lot:

024-083-01

Account: 4419 Card: 1 of 1

Location:

146 HIGH STREET, LOT 01

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Sale Data
 Sale Date 04/01/2013
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1991	14X67	B 100	27,610	Avq.	55%	100%	90%	13,667	
2S Frame Shed	2015	120	B 100	1,613	Avq.	97%	100%	90%	1,409	
Frame Shed	2015	40	B 100	358	Avq.	97%	100%	90%	312	
Open Frame Porch	2015	40	B 100	896	Avq.	97%	100%	90%	782	
938 SFLA										
Outbuilding Total									16,170	
Acpt Land			0	Accepted Bldg			16,200	Total		16,200

Oakland
 Name: MEADER, JONATHAN

Valuation Report

07/15/2016

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Map/Lot:

024-083-03

Account: 3938 Card: 1 of 1

Location:

146 HIGH STREET, LOT 03

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/09/2011
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 BOS 11/9/11

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1983	14X66	B 100	27,280	Ava+	60%	100%	90%	14,731	
Wood Deck	2000	120	C 100	1,008	Ava.	97%	100%	90%	880	
Frame Shed	2013	96	C 100	672	Ava.	97%	100%	90%	587	
924 SFLA										
Outbuilding Total									16,198	
Accpt Land			0	Accepted Bldg			16,200	Total		16,200

Oakland
 Name: HOOK, REBECCA

Valuation Report

07/15/2016

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Map/Lot:

024-083-04

Account: 4596 Card: 1 of 1

Location:

146 HIGH STREET, LOT 04

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Sale Data
 Sale Date 07/31/2015
 Sale Price 17,500
 Sale Type Mobile Home
 Financing Cash Sale
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 9/15/13 1998 Fleetwood 14x70

Reference 2 Ser # PAFLW22A44386E623

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	2008	14X67	B 100	27.610	Ava.	80%	100%	90%	19,929	
Frame Shed	2011	100	C 100	700	Ava.	97%	100%	90%	611	
Wood Deck	2012	150	B 100	1.613	Ava.	97%	100%	90%	1,409	
938 SFLA										
						Outbuilding Total			21,949	
Acpt Land			0	Accepted Bldg			21,900	Total		21,900

Oakland
 Name: WINSON, DUSTIN

Valuation Report

07/15/2016

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Map/Lot:

024-083-05

Account: 4272 Card: 1 of 1

Location:

146 HIGH STREET, LOT 05

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use DOWNTOWN RESIDEN
 Topography Level
 Utilities All Public
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 2

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1984	14X62	C 100	22,820	Fair	35%	100%	100%	7,987	
Wood Deck	2004	100	D 100	672	Fair	95%	100%	100%	638	
Frame Shed	2007	64	C 100	448	Avq.	97%	100%	100%	435	
MH GABLE ROOF...	2004	868	D 100	3,889	Avq.	97%	100%	100%	3,772	
868 SFLA										
						Outbuilding Total			12,832	
Acpt Land			0	Accepted Bldg		12,800	Total		12,800	

Oakland
 Name: WHEELER, BRIAN J., SR.

Valuation Report

07/15/2016

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Map/Lot:

024-083-06

Account: 4341 Card: 1 of 1

Location: 146 HIGH STREET, LOT 06

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/30/2010
 Sale Price 1,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Distressed Sale

Reference 1 BOS 6/30/10
 Reference 2 BOS 7/31/15 to Brian only
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1972	12X48	D 100	12.086	Avg.	55%	100%	90%	5.983
ONE STORY FRAME	2005	80	C 100	4.144	Avg.	97%	100%	90%	3.618
Encl Frame Porch	2005	48	C 100	1.484	Avg.	97%	100%	90%	1.295
MH GABLE ROOF...	2005	576	D 100	2.580	Avg.	97%	100%	90%	2.253
656 SFLA						Outbuilding Total			13,149
Acpt Land			0	Accepted Bldg		13,100	Total		13,100

Oakland
 Name: HARRIS, KIMBERLY M.

Valuation Report

07/15/2016

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Map/Lot:

024-083-07

Account: 3879 Card: 1 of 1

Location:

146 HIGH STREET, LOT 07

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/01/2016
 Sale Price 19,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Arms Length Sale

Reference 1 BOS 2/1/16 1998 Redman 14x66

Reference 2 wh/bk 2bth w/1st add + wd

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1998	14X66	B 100	27,280	Ava.	59%	100%	90%	14,535
ONE STORY FRAME	1998	200	C 100	10,360	Ava.	96%	100%	90%	8,951
1,124 SFLA						Outbuilding Total			23,486
Acpt Land		0	Accepted Bldg		23,500	Total			23,500

Oakland
 Name: ELKINS, ROLAND

Valuation Report

07/15/2016

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Map/Lot:

024-083-08

Account: 3803 Card: 1 of 1

Location: 146 HIGH STREET, LOT 08

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/14/2014
 Sale Price 19,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 04/14/14 1998 Skyline Claridge 14x76
 Reference 2 Ser#43-16-0186-K 4bd1bth
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1998	14X76	A 100	38,263	Avg.	59%	100%	90%	20,387
Frame Shed	1998			----- S O U N D V A L U E -----					100
Wood Deck	2005	90	D 100	605	Avg.	97%	100%	90%	528
1,064 SFLA									Outbuilding Total
Accpt Land				0	Accepted Bldg		21,000	Total	21,000

Oakland
 Name: BEAULIEU, BRENDA

Valuation Report

07/15/2016

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Map/Lot:

024-083-10

Account: 3548 Card: 1 of 1

Location:

146 HIGH STREET, LOT 10

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1986	14X60	C 100	22,240	Fair	35%	100%	90%	7,006
840 SFLA						Outbuilding Total			7,006
Acpt Land			0	Accepted Bldg		7,000	Total		7,000

Oakland
Name: DEROSE, BRUCE

Valuation Report

07/15/2016

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Map/Lot:

024-083-11

Account: 3539 Card: 1 of 1

Location:

146 HIGH STREET, LOT 11

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
Topography Level
Utilities All Public
Street Paved

Reference 1 BOS 2-28-16 1994 Commodore Model SP107

Reference 2 Ser#CS26585 Tenant:AshleyDeRose

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1994	14X67	C 100	24.270	Avg.	55%	100%	90%	12.014
938 SFLA						Outbuilding Total			12.014
Acpt Land			0	Accepted Bldg		12,000	Total		12,000

Oakland
Name: QUIRION, ROBERT L.

Valuation Report

07/15/2016

Page 2744

Map/Lot:

024-083-12

Account: 4417 Card: 1 of 1

Location:

146 HIGH STREET, LOT 12

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
Topography Level
Utilities All Public
Street Paved

Reference 1 BOS 4/27/06

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1991	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504
924 SFLA									
						Outbuilding Total			13,504
Accpt Land			0	Accepted Bldg		13,500	Total		13,500

Oakland
 Name: VIOLETTE, KEVIN

Valuation Report

07/15/2016

Page 2745

Map/Lot:

024-083-13

Account: 3231 Card: 1 of 1

Location:

146 HIGH STREET, LOT 13

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/29/2015
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Other Non Valid

Reference 1 BOS 11-24-14

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1970	12X52	D 100	12.834	Good	65%	100%	90%	7,508
MH GABLE ROOF...	1970	624	D 100	2.796	Avq-	77%	100%	90%	1,938
Frame Shed	1970					----- S O U N D V A L U E -----			200
624 SFLA						Outbuilding Total			9,646
Acpt Land		0	Accepted Bldg		9,600	Total			9,600

Oakland
 Name: CIVIELLO, MICHAEL & SUELLEN

Valuation Report

07/15/2016

Page 2746

Map/Lot: 024-083-14

Account: 2383 Card: 1 of 1

Location: 146 HIGH STREET, LOT 14

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/01/2015
 Sale Price 23,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 7/1/15 1990 SHOOLTZ 14x77

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1990	14X77	A 100	38.676	Avg.	55%	100%	90%	19,145
Wood Deck	1990	120	C 100	1.008	Avg.	90%	100%	90%	816
1,078 SFLA									19,961
Acpt Land		0				20,000	Total		20,000

Oakland
 Name: HASKELL, ALTHEA

Valuation Report

07/15/2016

Page 2747

Map/Lot: 024-083-15

Account: 4607 Card: 1 of 1

Location: 146 HIGH STREET, LOT 15

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 22 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2009	14X50	B 100	22,000	Avq.	82%	100%	90%	16,295	
700 SFLA									16,295	
Acpt Land				0	Accepted Bldg	16,300	Total		16,300	

Oakland
 Name: VIOLETTE, STEVE

Valuation Report

07/15/2016

Page 2748

Map/Lot:

024-083-16

Account: 4618 Card: 1 of 1

Location:

146 HIGH STREET, LOT 16

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1994	14X69	C 100	24,850	Avq.	55%	100%	90%	12,301	
966 SFLA									12,301	
						Outbuilding Total			12,301	
Acpt Land			0	Accepted Bldg		12,300	Total		12,300	

Oakland
Name: MUZEROLLE, JENNIFER

Valuation Report

07/15/2016

Page 2749

Map/Lot:

024-083-18

Account: 4619 Card: 1 of 1

Location:

146 HIGH STREET, LOT 18

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
Topography Level
Utilities All Public
Street Paved

Reference 1 1978 Burlington 14x66 3bd/2bth

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1978	14X66	C 100	23,980	Ava.	55%	100%	90%	11,870
924 SFLA									
						Outbuilding Total			11,870
Accpt Land			0	Accepted Bldg		11,900	Total		11,900

Oakland
 Name: WARMAN, PATRICIA

Valuation Report

07/15/2016

Page 2750

Map/Lot: 024-083-19

Account: 3531 Card: 1 of 1

Location: 146 HIGH STREET, LOT 19

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/15/2015
 Sale Price 11,325
 Sale Type Mobile Home
 Financing Seller Financed
 Verified Seller
 Validity Arms Length Sale

Reference 1 BOS 1-15-16 1985 Zimmer 14x68 Ser#
 Reference 2 ye/wh 2bd
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1985	14X68	A 100	34.959	Avg.	55%	100%	90%	17,305
952 SFLA						Outbuilding Total			17,305
Accpt Land			0	Accepted Bldg		17,300	Total		17,300

Oakland
 Name: LANDRY, DEREK

Valuation Report

07/15/2016

Page 2751

Map/Lot:

024-083-20

Account: 4543 Card: 1 of 1

Location:

146 HIGH STREET, LOT 20

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Sale Data
 Sale Date 09/29/2013
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 7/29/13
 Reference 2 1995 TITAN RIUERBIRTCH
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1995	14X76	C 100	26.880	Avg-	45%	100%	90%	10.886	
Frame Shed	1995								100	
1,064 SFLA										
						Outbuilding Total			10,986	
Acpt Land			0	Accepted Bldg			11,000	Total		11,000

Oakland
 Name: PRATT, DARYL

Valuation Report

07/15/2016

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Map/Lot:

024-083-21

Account: 3475 Card: 1 of 1

Location: 146 HIGH STREET, LOT 21

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Sale Data
 Sale Date 11/04/2015
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Reference 1 BOS 11/4/15 from Nancy Lord BOS
 Reference 2 1988 STERLING III #0CNC10C8800210
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 0 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1988	14X66	C 100	23,980	Ava.	55%	100%	90%	11,870	
Frame Shed	2013	80	C 100	560	Ava.	97%	100%	90%	489	
924 SFLA										
						Outbuilding Total			12,359	
Acpt Land			0	Accepted Bldg		12,400	Total		12,400	

Oakland
 Name: RASMUSSEN, SHANNON

Valuation Report

07/15/2016

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Map/Lot:

024-083-22

Account: 4561 Card: 1 of 1

Location: 146 HIGH STREET, LOT 22

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Private

Sale Data
 Sale Date 02/23/2016
 Sale Price 4,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 7-10-15 1976 12X60 2bd/1bth bk/wh
 Reference 2 1969 Ritzcraft Ser# 187969
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1973	12X60	C 100	19.088	Fair	35%	100%	90%	6.013
MH GABLE ROOF...	1990	720	C 100	4.032	Avq-	90%	100%	90%	3.266
Frame Shed	1973								100
720 SFLA									
Outbuilding Total								9,379	
Accpt Land				0	Accepted Bldg		9,400	Total	9,400

Oakland
 Name: WANDS, CHRISTOPHER

Valuation Report

07/15/2016

Page 2754

Map/Lot:

024-083-23

Account: 4464 Card: 1 of 1

Location:

146 HIGH STREET, LOT 23

Neighborhood 84 HIGH ST. MH PARK

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/30/2014
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 06/30/2014 1993 Champion 14x67

Reference 2 Ser#CHB07938464027 3BD/2BTH

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1993	14X67	B 100	27.610	Avg.	55%	100%	90%	13.667
Wood Deck	2007	120	B 100	1.291	Avg.	97%	100%	90%	1.127
Open Frame Porch	2007	30	B 100	717	Avg.	97%	100%	90%	626
Frame Shed	2009								200
938 SFLA						----- S O U N D V A L U E -----			
						Outbuilding Total			15,620
Acpt Land			0	Accepted Bldg			15,600	Total	15,600

Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM

Topography Rolling

Utilities

Street Paved

LAND USE..... RES VACANT.....

BUILDING USE.... COMMERCIAL.....

Reference 1 B2718P233

Reference 2

Tran/Land/Bldg 1 2 90

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
1.76	Acres-Rear Land 1-10	1,500.00	2,640	100%		2,640
Total Acres 2.26					Land Total	47,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
UTILITY BLDG....	1995	144	C 100	12.096	Avg.	95%	100%	100%		11,491
									Outbuilding Total	11,491

Acpt Land

47,600

Accepted Bldg

11,500

Total

59,100

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

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Map/Lot:

024-084-01

Account: 4324 Card: 1 of 1

Location:

JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	11/10/2005
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	
Validity	Split/Assemblage

Reference 1 B8685P301

Reference 2 B9035P027

Tran/Land/Bldg 4 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.68	Acres-Rear Land 1-10	1,900.00	6,992	100%		6,992	
Total Acres 3.68				Land Total		6,992	
Acpt Land		7,000	Accepted Bldg		0	Total	7,000

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

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Map/Lot:

024-084-01-01

Account: 4379 Card: 1 of 1

Location:

3 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....

Topography Above Street

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2 LOT #1

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	1,500.00	2,640	75%	Topography	20,306
0.58	Acres-Frontage 1	4,750.00	2,755	100%		2,755
Total Acres 1.08					Land Total	23,061

Accpt Land	23,100	Accepted Bldg	0	Total	23,100
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Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

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Map/Lot:

024-084-01-02

Account: 4380 Card: 1 of 1

Location:

8 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2 LOT #2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	27,075	
0.28	Acres-Frontage 1	4,750.00	1,330	100%		1,330	
Total Acres 0.78					Land Total	28,405	
Acpt Land		28,400	Accepted Bldg		0	Total	28,400

Oakland
 Name: HARTIGAN, GERARD

Valuation Report

07/15/2016

Page 2759

Map/Lot: 024-084-01-03

Account: 4381 Card: 1 of 1

Location: 7 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10211P193
 Reference 2

Sale Data
 Sale Date 09/04/2009
 Sale Price 143,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.03	Acres-Rear Land 1-10	1,900.00	57	100%		57
Total Acres 0.53			Land Total			28,557

Dwelling Description

Replacement Cost New

Ranch	One Story	1,213 Sqft	Grade B 100	Base	120,372
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,303
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,826
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,087
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	112,208			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	90%	97,958				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2007	432	B 100	7,742	Avq.	97%	100%	90%	6,759
Open Frame Porch	2007	24	B 100	609	Avq.	97%	100%	90%	532
1,213 SFLA					Outbuilding Total				7,291

Acpt Land 28,600 **Accepted Bldg** 105,200 **Total** 133,800

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

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Map/Lot:

024-084-01-04

Account: 4382 Card: 1 of 1

Location:

9 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level

Utilities

Street Proposed

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2 LOT #4

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	27,075
Total Acres 0.50					Land Total	27,075
Acpt Land		27,100	Accepted Bldg		0	Total
						27,100

Oakland
 Name: SPRAGUE, JONI A.

Valuation Report

07/15/2016

Page 2761

Map/Lot: 024-084-01-05

Account: 4383 Card: 1 of 1

Location: 12 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Private

Sale Data
 Sale Date 10/18/2013
 Sale Price 92,267
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11545P052
 Reference 2 LOT #5
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.42	Acres-Rear Land 1-10	1,900.00	798	100%		798
Total Acres 0.92						Land Total 29,298

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade C 110	Base	101,751
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,220
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	93,098			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 90%	81,275			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	72	C 110	1,263	Avq.	97%	100%	90%	1,103
Frame Shed	2014	64	C 100	448	Avq.	97%	100%	90%	392
1,188 SFLA	Outbuilding Total								1,495

Acpt Land 29,300 **Accepted Bldg** 82,800 **Total** 112,100

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

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Account: 4384 Card: 1 of 1

Map/Lot:
 Location:

024-084-01-06
 13 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2 LOT #6
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	27,075
0.05	Acres-Rear Land 1-10	1,900.00	95	100%		95
Total Acres 0.55				Land Total		27,170
Acpt Land		27,200	Accepted Bldg		0	Total
						27,200

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

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Map/Lot:

024-084-01-07

Account: 4385 Card: 1 of 1

Location:

16 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2 LOT #7

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	27,075	
0.19	Acres-Rear Land 1-10	1,900.00	361	100%		361	
Total Acres 0.69					Land Total	27,436	
Acpt Land		27,400	Accepted Bldg		0	Total	27,400

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016

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Account: 4386 Card: 1 of 1

Map/Lot:
 Location:

024-084-01-08
 15 JACQUES LANE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2 LOT #8
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	27,075	
0.06	Acres-Rear Land 1-10	1,900.00	114	100%		114	
Total Acres 0.56					Land Total	27,189	
Acpt Land		27,200	Accepted Bldg		0	Total	27,200

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2765
 024-084-1-09
 JACQUES LANE

Account: 4489 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	28,500.00	22,259	80%	Vacancy	17,807
Total Acres 0.61					Land Total	17,807
Acpt Land		17,800	Accepted Bldg		0	Total
						17,800

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2766
 024-084-1-10
 JACQUES LANE

Account: 4490 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	80%	Vacancy	22,800
Total Acres 1.00					Land Total	22,800
Acpt Land		22,800	Accepted Bldg		0	Total
						22,800

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2767
 024-084-1-11
 JACQUES LANE

Account: 4491 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8685P301
 Reference 2 B9035P027
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	28,500.00	25,491	95%	Vacancy	0
0.80	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,843
Total Acres 0.80			Land Total			4,843
Acpt Land		4,800	Accepted Bldg		0	Total
						4,800

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2768
 024-084-1-12
 JACQUES LANE

Account: 4492 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8685P301
 Reference 2 B90350027
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Acres-Homesite (Fract)	28,500.00	21,705	95%	Vacancy	0
0.58	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,124
Total Acres 0.58					Land Total	4,124
Acpt Land		4,100	Accepted Bldg		0	Total
						4,100

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2769
 024-084-1-13
 JACQUES LANE

Account: 4493 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.59	Acres-Homesite (Fract)	28,500.00	21,891	95%	Vacancy	0	
0.59	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,159	
Total Acres 0.59					Land Total	4,159	
Acpt Land		4,200	Accepted Bldg		0	Total	4,200

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2770
 024-084-1-14
 JACQUES LANE

Account: 4494 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,900.00	114	20%	Access	5,415
0.28	Acres-Wasteland	47.50	13	100%		13
Total Acres 1.28					Land Total	5,428
Acpt Land		5,400	Accepted Bldg		0	Total
						5,400

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2771
 024-084-1-15
 JACQUES LANE

Account: 4495 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	28,500.00	21,891	95%	Vacancy	0
0.59	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,159
Total Acres 0.59			Land Total			4,159
Acpt Land		4,200	Accepted Bldg		0	Total
						4,200

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2772
 024-084-1-16
 JACQUES LANE

Account: 4496 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,900.00	114	20%	Access	5,415
0.23	Acres-Wasteland	47.50	11	100%		11
Total Acres 1.23					Land Total	5,426
Acpt Land		5,400	Accepted Bldg		0	Total
						5,400

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2773
 024-084-1-17
 JACQUES LANE

Account: 4497 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	28,500.00	21,517	95%	Vacancy	0
0.57	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,088
Total Acres 0.57			Land Total			4,088

Acpt Land 4,100 **Accepted Bldg** 0 **Total** 4,100

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2774
 024-084-1-18
 JACQUES LANE

Account: 4498 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	28,500.00	24,682	95%	Vacancy	0
0.75	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,690
Total Acres 0.75					Land Total	4,690

Acpt Land	4,700	Accepted Bldg	0	Total	4,700
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Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2775
 024-084-1-19
 JACQUES LANE

Account: 4499 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.78	Acres-Homesite (Fract)	28,500.00	25,171	95%	Vacancy	0	
0.78	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,782	
Total Acres 0.78					Land Total	4,782	
Acpt Land		4,800	Accepted Bldg		0	Total	4,800

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2776
 024-084-1-20
 JACQUES LANE

Account: 4500 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,900.00	114	20%	Access	5,415
0.09	Acres-Wasteland	47.50	4	100%		4
Total Acres 1.09					Land Total	5,419
Acpt Land		5,400	Accepted Bldg		0	Total
						5,400

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2777
 024-084-1-21
 JACQUES LANE

Account: 4501 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,900.00	114	20%	Access	5,415
1.34	Acres-Wasteland	47.50	64	100%		64
Total Acres 2.34					Land Total	5,479
Acpt Land		5,500	Accepted Bldg		0	Total
						5,500

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2778
 024-084-1-22
 JACQUES LANE

Account: 4502 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,900.00	114	20%	Access	5,415
1.00	Acres-Rear Land 1-10	1,900.00	1,900	100%		1,900
1.22	Acres-Wasteland	47.50	58	100%		58
Total Acres 3.22					Land Total	7,373
Acpt Land		7,400	Accepted Bldg		0	Total
						7,400

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2779
 024-084-1-23
 JACQUES LANE

Account: 4503 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,900.00	114	20%	Access	5,415
1.05	Acres-Rear Land 1-10	1,900.00	1,995	100%		1,995
1.00	Acres-Wasteland	47.50	48	100%		48
Total Acres 3.05					Land Total	7,458
Acpt Land		7,500	Accepted Bldg		0	Total
						7,500

Oakland
Name: WHA, INC.

Valuation Report

07/15/2016
Page 2780
024-084-1-24
JACQUES LANE

Account: 4504 Card: 1 of 1

Map/Lot:
Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
Topography Rolling

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9035P027

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	95%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,900.00	114	20%	Access	5,415
0.41	Acres-Rear Land 1-10	1,900.00	779	100%		779
Total Acres 1.41					Land Total	6,194

Acpt Land	6,200	Accepted Bldg	0	Total	6,200
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Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2781
 024-084-1-25
 JACQUES LANE

Account: 4505 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.58	Acres-Homesite (Fract)	28,500.00	21,705	95%	Vacancy	0	
0.58	Acres-Homesite (Fract)	1,900.00	114	20%	Access	4,124	
Total Acres 0.58					Land Total	4,124	
Acpt Land		4,100	Accepted Bldg		0	Total	4,100

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2782
 024-084-1-26
 JACQUES LANE

Account: 4506 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.60	Acres-Homesite (Fract)	28,500.00	22.076	80%	Vacancy	17,661	
Total Acres 0.60					Land Total	17,661	
Acpt Land		17,700	Accepted Bldg		0	Total	17,700

Oakland
 Name: WHA, INC.

Valuation Report

07/15/2016
 Page 2783
 024-084-1-28
 JACQUES LANE

Account: 4508 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9035P027
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.67	Acres-Homesite (Fract)	28,500.00	46,569	95%	Vacancy	0	
2.67	Acres-Homesite (Fract)	1,900.00	114	20%	Access	8,848	
Total Acres 2.67					Land Total	8,848	
Acpt Land		8,800	Accepted Bldg		0	Total	
						8,800	

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/01/1994
 Sale Price 36,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B4674P178

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.41	Acres-Rear Land 1-10	1,900.00	779	100%		779
Total Acres 0.91			Land Total			29,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1989	14X52	B 100	22,660	Avq.	55%	100%	90%	11,217
Frame Garage	1970	448	D 100	5,018	Avq-	60%	100%	90%	2,710
Frame Shed	1970	100	D 100	560	Avq-	50%	100%	90%	252
ONE STORY FRAME	1989	224	D 100	9,282	Avq-	89%	100%	90%	7,435
Wood Deck	1989	96	D 100	645	Avq-	89%	100%	90%	517
952 SFLA						Outbuilding Total			22,131

Acpt Land 29,300 **Accepted Bldg** 22,100 **Total** 51,400

Oakland
 Name: BICKFORD, DIANE H.

Valuation Report

07/15/2016

Page 2785

Map/Lot:

024-085-1

Account: 2298 Card: 1 of 1

Location:

124 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/03/2003
 Sale Price 86,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7719P055
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	28,500.00	26,430	100%		26,430
Total Acres 0.43						26,430

Dwelling Description

Replacement Cost New

Ranch	One Story	1,620 Sqft	Grade D 100	Base	95,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0%	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	83,698			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	90%			
Value(Rcnld)						73,068			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1994	576	C 100	8,064	Avq.	94%	100%	90%	6,822
Wood Deck	2012	128	B 100	1,376	Avq.	97%	100%	90%	1,202
1,620 SFLA									8,024
Outbuilding Total								8,024	

Acpt Land	26,400	Accepted Bldg	81,100	Total	107,500
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Oakland
 Name: MURPHY, CHRISTOPHER

Valuation Report

07/15/2016

Page 2786

Map/Lot:

024-086

Account: 1555 Card: 1 of 1

Location:

112 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2195P332

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.36	Acres-Rear Land 1-10	1,900.00	684	100%		684
Total Acres 0.86			Land Total			29,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1971	12X56	D 100	13,582	Avg.	55%	100%	90%	6,723
MH GABLE ROOF...	1980	672	C 100	3,763	Avg.	86%	100%	90%	2,912
ONE STORY FRAME	1980	490	D 110	22,336	Avg.	86%	100%	90%	17,288
Encl Frame Porch	1980	64	D 100	1,546	Avg.	86%	100%	90%	1,197
Frame Garage	1980	480	C 100	6,720	Avg.	86%	100%	90%	5,201
Frame Shed	1980	96	D 100	538	Avg.	86%	100%	90%	417
1,162 SFLA						Outbuilding Total			33,738

Acpt Land	29,200	Accepted Bldg	33,700	Total	62,900
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Oakland
 Name: BARTLETT, ROBERT L.

Valuation Report

07/15/2016

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Map/Lot: 024-087

Account: 2564 Card: 1 of 1

Location: 106 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6213P348
 Reference 2

Sale Data
 Sale Date 05/01/2000
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.33	Acres-Rear Land 1-10	1,900.00	627	100%		627
Total Acres 0.83			Land Total			29,127

Dwelling Description

Replacement Cost New

Ranch	One Story	1,148 Sqft	Grade D 110	Base	79,232
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	TYPICAL	TYPICAL	Average	Typical	68,624			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	100%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2000	190	C 100	1,596	Avq.	97%	100%	90%	1,393
Frame Shed	1986								100
1,148 SFLA				----- SOUND VALUE -----					
Outbuilding Total						1,493			

Acpt Land 29,100 **Accepted Bldg** 56,500 **Total** 85,600

Oakland
Name: ALLEN, SUSAN

Valuation Report

07/15/2016

Page 2788

Map/Lot:

024-088

Account: 1613 Card: 1 of 1

Location:

100 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B2475P254
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.20	Acres-Rear Land 1-10	1,900.00	380	100%		380
Total Acres 0.70			Land Total			28,880

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	77,009
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,300
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	85,556
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	90%
						63,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	441	C 100	22,844	Avq.	83%	100%	90%	17,065
Wood Deck	1975	382	C 100	3,209	Avq.	83%	100%	90%	2,397
Encl Frame Porch	1975	42	C 100	1,316	Avq.	83%	100%	90%	983
Wood Deck	1975	45	C 100	378	Avq.	83%	100%	90%	283
1.25 ST GARAGE..	1985	832	C 100	13,395	Avq.	83%	100%	90%	10,006
1,353 SFLA									
Outbuilding Total									30,734

Acpt Land

28,900

Accepted Bldg

94,600

Total

123,500

Oakland
 Name: POWELL, BRIAN L.

Valuation Report

07/15/2016

Page 2789

Map/Lot:

024-089

Account: 197 Card: 1 of 1

Location:

128 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data	
Sale Date	11/04/2014
Sale Price	10,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B11843P231
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	40%	Access	11,400
0.75	Acres-Rear Land 1-10	1,900.00	1,425	100%		1,425
Total Acres 1.25					Land Total	12,825

Acpt Land	12,800	Accepted Bldg	0	Total	12,800
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Oakland
 Name: POWELL, BRIAN

Valuation Report

07/15/2016

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Map/Lot:

024-089-1

Account: 2075 Card: 1 of 1

Location:

22 POWELL AVENUE

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public SewerDrilled Well
 Street Semi-Improved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3624P192
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	40%	Corner/Loc	11,400
0.48	Acres-Rear Land 1-10	1,900.00	912	100%		912
Total Acres 0.98			Land Total			12,312

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade D 100	Base	68,678
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Fair	Typical	59,606			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		Location		86%	90%	81%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1988	100	D 100	560	Fair	86%	100%	81%	390
Frame Garage	1999	900	C 100	12,600	Avq.	97%	60%	81%	5,940
Encl Frame Porch	2002	96	D 100	2,262	Avq.	97%	80%	81%	1,422
1,080 SFLA							Outbuilding Total	7,752	

Acpt Land

12,300

Accepted Bldg

45,100

Total

57,400

Oakland
 Name: ALLEN, SUSAN I.

Valuation Report

07/15/2016

Page 2791

Map/Lot:

024-090

Account: 1192 Card: 1 of 1

Location:

HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	09/01/1994
Sale Price	2,200
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B4774P153

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	28,500.00	28,214	80%	Vacancy	0
0.49	Acres-Homesite (Fract)	1,900.00	912	40%	Access	0
0.49	Acres-Homesite (Fract)	1,900.00	779	50%	Size/Shape	4,514
Total Acres 0.49			Land Total			4,514

Acpt Land	4,500	Accepted Bldg	0	Total	4,500
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Oakland
 Name: MUSERO, PAUL J.

Valuation Report

07/15/2016

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Map/Lot: 024-091

Account: 974 Card: 1 of 1

Location: 95 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/06/2003
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7555P344
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.03	Acres-Rear Land 1-10	1,900.00	57	100%		57
Total Acres 0.53			Land Total			28,557

Dwelling Description

Replacement Cost New

Conventional	One Story	342 Sqft	Grade D 100	Base	32,310
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	-3,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	674
Rooms	3	HEARTHS	ONE HEARTH	HEARTHS	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	OLD TYPE	TYPICAL	Average	Typical	29,826
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	68%	100%	90%	18,254	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	300	D 100	12,432	Avq.	68%	100%	90%	7,609
Encl Frame Porch	1950	108	D 100	2,531	Avq.	68%	100%	90%	1,549
Frame Shed	1950	63	D 100	353	Avq.	68%	100%	90%	216
Frame Garage	1950	340	D 100	3,808	Avq-	64%	50%	90%	1,096
642 SFLA									
Outbuilding Total									10,470

Acpt Land 28,600 **Accepted Bldg** 28,700 **Total** 57,300

Oakland
 Name: COLLIER, DALE R.

Valuation Report

07/15/2016

Page 2793

Map/Lot: 024-092

Account: 1459 Card: 1 of 1

Location: 103 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/04/2013
 Sale Price 43,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11535P164
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	28,500.00	15,081	100%		15,081
Total Acres 0.14						15,081

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1999	14X66	A 100	34,133	Ava.	61%	100%	90%	18,831
Wood Deck	1999	64	C 100	538	Ava.	97%	100%	90%	470
Frame Garage	1982	384	D 100	4,301	Ava.	87%	100%	90%	3,368
MH SLAB.....	1982	924	C 100	3,234	Ava.	87%	100%	90%	2,533
924 SFLA									25,202
Acpt Land		15,100	Accepted Bldg		25,200	Total		40,300	

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B8610P312
Reference 2
Tran/Land/Bldg 4 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	09/21/2005
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
1.09	Acres-Rear Land 1-10	1,900.00	2,071	100%		2,071
Total Acres 1.59			Land Total			30,571

Dwelling Description

Replacement Cost New

Ranch	One Story	1,683 Sqft	Grade D 100	Base	98,394
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	-14,137
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,344
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1969	0	TYPICAL	TYPICAL	Below Average	Typical	85,601			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
STYLE.....	None	76%	90%	90%	52,696				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1969	72	D 100	918	Avq-	76%	90%	90%	565
Carport/Canopy	1969	543	D 100	2,737	Avq-	76%	90%	90%	1,685
1,683 SFLA				Outbuilding Total					2,250

Acpt Land	30,600	Accepted Bldg	54,900	Total	85,500
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Oakland
 Name: SMITH, RICHARD R.

Valuation Report

07/15/2016

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Map/Lot: 024-094

Account: 1723 Card: 1 of 1

Location: 111 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6804P128
 Reference 2
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	01/31/2002
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	28,500.00	19,330	100%		19,330
Total Acres 0.23						19,330

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 95	Base	70,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,022
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Below Average	Typical	72,316			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		80%	100%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1975			---	SOUND	---	---	---	200
Carport/Canopy	2009	120	C 100	756	Avg.	97%	100%	90%	660
864 SFLA									860

Acpt Land 19,300 **Accepted Bldg** 52,900 **Total** 72,200

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B9667P297
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 03/14/2008
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	80%	Corner/Loc	22,800
Total Acres 0.50						22,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,794 Sqft	Grade B 100	Base	166,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-11,252
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,658
Rooms	4	HEARTHES	ONE HEARTH	HEARTHES	1,075
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	2007	GOOD	GOOD	Average	Typical	164,890			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
OTHER.....		Location		97%	88%	81%			
Value(Rcnld)						114,008			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Garage	2007	416	B 100	7,455	Avq.	97%	100%	81%	5,857
ONE STORY FRAME	2007	160	B 100	10,609	Avq.	97%	98%	81%	8,169
Open Frame Porch	2007	72	B 100	1,470	Avq.	97%	100%	81%	1,155
Jacuzzi #	2007	1	C 100	3,500	Avq.	97%	100%	81%	2,750
Open Frame Porch	2003	128	B 100	2,472	Avq.	97%	90%	81%	1,748
Open Frame Porch	2007	144	B 100	2,759	Avq.	97%	100%	81%	2,168
Encl Frame Porch	2003	64	B 100	2,472	Avq.	97%	90%	81%	1,748
Wood Deck	2008	312	B 100	3,354	Avq.	97%	100%	81%	2,635
Frame Shed	2008	64	B 100	574	Avq.	97%	100%	81%	451
Wood Deck	2008	64	B 100	689	Avq.	97%	100%	81%	541
1,954 SFLA						Outbuilding Total			27,222

Acpt Land 22,800 **Accepted Bldg** 141,200 **Total** 164,000

Oakland
 Name: HIGGINS CONSTRUCTION, INC.

Valuation Report

07/15/2016

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Map/Lot: 024-097

Account: 1316 Card: 1 of 1

Location: 121 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/06/2007
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 4 2 25
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	45,000.00	45,000	100%		45,000
3.18	Acres-Rear Land 1-10	1,500.00	4,770	100%		4,770
Total Acres 3.68					Land Total	49,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1996	780	C 100	10,920	Ava.	95%	100%	100%	10,374
GARAGE FRAME ..	2011	2106	C 100	88,452	Ava.	97%	100%	100%	85,798
GARAGE FRAME ..	2014	816	D 100	27,418	Ava.	97%	50%	100%	13,298
Outbuilding Total									109,470

Acpt Land	49,800	Accepted Bldg	109,500	Total	159,300
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/06/2007
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9419P268
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.09	Acres-Rear Land 1-10	1,900.00	171	100%		171
Total Acres 0.59			Land Total			28,671

Dwelling Description

Replacement Cost New

Conventional	One Story	396 Sqft	Grade C 100	Base	43,714
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,821
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	37,893			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
LAYOUT.....		None		89%	90%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1985	96	D 100	538	Avq-	40%	100%	90%	194
ONE STORY FRAME	2003	576	C 100	29,837	Avq.	97%	100%	90%	26,048
972 SFLA						Outbuilding Total			26,242

Acpt Land 28,700 **Accepted Bldg** 53,600 **Total** 82,300

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7578P071
 Reference 2 B10382P306
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 08/14/2003
 Sale Price 48,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	28,500.00	22,800	100%		22,800
Total Acres 0.32						22,800

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	315 Sqft	Grade C 100	Base	54,214
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-3,528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	GOOD	GOOD	Good	Typical	56,146
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				75%	94%	90%
						35,625

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	120	C 100	6,216	Good	75%	94%	90%	3,944
Encl Frame Porch	1940	48	C 100	1,484	Good	75%	100%	90%	1,002
TWO STORY FRAME	1940	378	C 100	29,371	Good	75%	94%	90%	18,636
Frame Garage	1940	450	C 100	6,300	Good	75%	100%	90%	4,253
TWO STORY FRAME	2009	600	C 100	46,620	Avq.	97%	94%	90%	38,257
Wood Deck	2009	280	B 100	3,010	Avq.	97%	100%	90%	2,628
Frame Shed	2010	120	C 100	840	Avq.	97%	100%	90%	734
2,627 SFLA									69,454

Outbuilding Total 69,454

Acpt Land 22,800 Accepted Bldg 105,100 Total 127,900

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public SewerDrilled Well
 Street Paved

Sale Data
 Sale Date 11/18/2011
 Sale Price 51,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10894P177
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	28,500.00	22.800 100%		22,800
Total Acres 0.32				Land Total	22,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	109,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,588
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Inadeq.	97,310			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
OTHER.....		None		92%	76% 90%	61,235			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	60	C 100	504	Avq-	93%	100%	90%	422
Wood Deck	2003	336	C 100	2,822	Avq.	97%	100%	90%	2,463
2 STORY GARAGE	2004	672	C 100	14,112	Avq.	97%	100%	90%	12,320
1,456 SFLA									
Outbuilding Total									15,205
Acpt Land		22,800	Accepted Bldg		76,400	Total			99,200

Oakland
 Name: CAMPBELL, ROGER

Valuation Report

07/15/2016

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Map/Lot: 024-101

Account: 2525 Card: 1 of 1

Location: 135 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2293P137
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	28,500.00	22,800 100%		22,800
Total Acres 0.32				Land Total	22,800

Dwelling Description

Replacement Cost New

Other	One Story	727 Sqft	Grade E 100	Base	30,449
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-1,399
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-254
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	OLD TYPE	Old Type	Poor	Typical	23,453
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		56%	%	90%
						Value
						Rcnld
						0

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1999								100
Frame Shed	1960								100
12 Mobile Home.	1970	12X60	D 100	14,330	Avq.	55%	90%	90%	6,384
MH GABLE ROOF...	2015	720	C 100	4,032	Avq.	97%	100%	90%	3,520
1,447 SFLA									
Outbuilding Total									10,104

Acpt Land 22,800 **Accepted Bldg** 10,100 **Total** 32,900

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/1995
 Sale Price 895,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5131P037

Reference 2

Tran/Land/Bldg 4 2 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	36.062	100%		36.062
1.00	Acres-Homesite (Fract)	25,500.00	36.062	100%		36.062
1.00	Acres-Homesite (Fract)	25,500.00	36.062	100%		36.062
1.00	Acres-Homesite (Fract)	25,500.00	36.062	100%		36.062
1.00	Acres-Homesite (Fract)	25,500.00	36.062	100%		36.062
0.20	Acres-Rear Land 1-10	1,700.00	340	100%		340
Total Acres 5.20			Land Total			180,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	1975	1841	C 100	111,496	Avq-	80%	90%	100%	80,277
Frame Shed	1975	65	C 100	455	Avq-	80%	100%	100%	364
APT	1975	1841	C 100	111,496	Avq-	80%	90%	100%	80,277
Frame Shed	1975	35	C 100	245	Avq-	80%	100%	100%	196
APT	1975	1841	C 100	111,496	Avq-	80%	90%	100%	80,277
Frame Shed	1975	35	C 100	245	Avq-	80%	100%	100%	196
APT	1975	1751	C 100	106,456	Avq-	80%	90%	100%	76,648
Frame Shed	1975	30	C 100	210	Avq-	80%	100%	100%	168
APT	1975	1751	C 100	106,456	Avq-	80%	90%	100%	76,648
SINGLE LIGHT....	1975	3	D 100	3,360	Avq-	80%	100%	100%	2,688
						Outbuilding Total			397,739

Acpt Land	180,700	Accepted Bldg	397,700	Total	578,400
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Neighborhood 27 TOWN FARM ROAD..

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/1995
 Sale Price 895,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5131P037

Reference 2

Tran/Land/Bldg 4 2 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
APT	1975	2991	C 100	175,896	Avq-	80%	90%	100%	126,645
Frame Shed	1975	32	C 100	224	Avq-	80%	100%	100%	179
APT	1975	2991	C 100	175,896	Avq-	80%	90%	100%	126,645
Frame Shed	1975	32	C 100	224	Avq-	80%	100%	100%	179
APT	1975	2991	C 100	175,896	Avq-	80%	90%	100%	126,645
Frame Shed	1975	32	C 100	224	Avq-	80%	100%	100%	179
APT	1975	1751	C 100	106,456	Avq-	80%	90%	100%	76,648
Frame Shed	1975	30	C 100	210	Avq-	80%	100%	100%	168
Frame Garage	1975	540	B 100	9,677	Avq.	83%	100%	100%	8,032
OFFICE WOOD.....	1975	180	C 100	21,000	Avq.	83%	100%	100%	17,430
Outbuilding Total									482,750
Accpt Land			0	Accepted Bldg		482,800	Total		482,800

Oakland
Name: COUNTRY VIEW HOUSING ASSOCIATES

Valuation Report

07/15/2016

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Map/Lot:

024-102

Account: 1133

Location:

19 HILL STREET

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	180,700	397,700	578,400	180,700	397,700	578,400
2	0	482,800	482,800	0	482,800	482,800
TOTAL	180,700	880,500	1,061,200	180,700	880,500	1,061,200

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved

Reference 1 B3913P296
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.46	Acres-Rear Land 1-10	1,700.00	782	100%		782
Total Acres 0.96			Land Total			26,282

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	900 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	112,140 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	180 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	3,920
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Good	Typical	118,580
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	99%	100%
						105,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1979	72	C 100	3,730	Good	90%	99%	100%	3,323
Wood Deck	1979	70	C 100	588	Good	90%	100%	100%	529
Wood Deck	1979	250	C 100	2,100	Good	90%	100%	100%	1,890
Wood Deck	2004	196	B 100	2,107	Avg.	97%	100%	100%	2,044
Jacuzzi #	2004	1	C 100	3,500	Avg.	97%	100%	100%	3,395
1,872 SFLA									11,181

Outbuilding Total 11,181

Acpt Land 26,300 Accepted Bldg 116,800 Total 143,100

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Reference 1 B2475P128
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.46	Acres-Rear Land 1-10	1,700.00	782	100%		782
Total Acres 0.96			Land Total			26,282

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	605 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,776
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1981	0	TYPICAL	TYPICAL	Average	Typical	81,447			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		87%	100%	100%	70,859		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1981	96	C 100	806	Avq.	87%	100%	100%	701
Wood Deck	2012	36	C 100	302	Avq.	97%	100%	100%	293
864 SFLA									
Outbuilding Total									994

Acpt Land 26,300 **Accepted Bldg** 71,900 **Total** 98,200

Valuation Report

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
Topography Rolling
Utilities All Public
Street Paved

Sale Data
Sale Date 12/01/1994
Sale Price 50,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4819P258
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.36	Acres-Rear Land 1-10	1,700.00	612	100%		612
Total Acres 0.86			Land Total			26,112

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	346 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,844
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	82,035
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						Value(Rcnd)
						71,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1981	80	C 100	672	Avq.	87%	100%	100%	585
Frame Shed	1981								400
1 Story/BASEMENT	2001	320	C 100	19,712	Avq.	97%	100%	100%	19,121
1,184 SFLA									
Outbuilding Total									20,106

Acpt Land 26,100 **Accepted Bldg** 91,500 **Total** 117,600

Oakland
 Name: HIX, SUZANNE M.

Valuation Report

07/15/2016

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Map/Lot: 024-107

Account: 2501 Card: 1 of 1

Location: 43 HILL STREET

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Rolling
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/25/2006
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8878P139
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.38	Acres-Rear Land 1-10	1,700.00	646	100%		646
Total Acres 0.88			Land Total			26,146

Dwelling Description

Replacement Cost New

Ranch	One Story	984 Sqft	Grade C 100	Base	79,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	79,934			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	67,145				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	156	C 100	1,310	Avq.	84%	100%	100%	1,100
Frame Shed	1990	192	C 100	1,344	Avq.	92%	100%	100%	1,236
984 SFLA						Outbuilding Total			2,336

Acpt Land 26,100 **Accepted Bldg** 69,500 **Total** 95,600

Oakland
 Name: MOORE, DIANE J.

Valuation Report

07/15/2016

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Map/Lot: 024-108

Account: 1476 Card: 1 of 1

Location: 40 HILL STREET

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2121P71
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.20	Acres-Rear Land 1-10	1,700.00	340	100%		340
Total Acres 0.70			Land Total			25,840

Dwelling Description

Replacement Cost New

Ranch	One Story	888 Sqft	Grade C 100	Base	74,021
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,600
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,188
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	81,809
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	71,174	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1982			200	----	SOUND	VALUE	----	200
Encl Frame Porch	2001	96	C 100	2,828	Avq.	97%	100%	100%	2,743
Frame Garage	2001	780	C 100	10,920	Avq.	97%	100%	100%	10,592
Open Frame Porch	2012	240	B 100	4,480	Avq.	97%	100%	100%	4,346
888 SFLA									17,881
Outbuilding Total									17,881

Acpt Land 25,800 **Accepted Bldg** 89,100 **Total** 114,900

Oakland
 Name: ANDREWS, WAYNE

Valuation Report

07/15/2016

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Map/Lot: 024-109

Account: 2432 Card: 1 of 1

Location: 34 HILL STREET

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3127P332
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.03	Acres-Rear Land 1-10	1,700.00	51	100%		51
Total Acres 0.53			Land Total			25,551

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	888 Sqft	Grade C 100	Base	74,021
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,680
Heating	100% Electric	Cooling	0% None	Heat	-2,486
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	73,215			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	62,233				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1978	168	C 100	4,844	Avq.	85%	100%	100%	4,117
920 SFLA						Outbuilding Total			6,340

Acpt Land 25,600 **Accepted Bldg** 68,600 **Total** 94,200

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1997
 Sale Price 77,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5386P161
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.04	Acres-Rear Land 1-10	1,700.00	68	100%		68
Total Acres 0.54			Land Total			25,568

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	950 Sqft	Grade C 100	Base	77,840
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,376
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,341
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1978	0	TYPICAL	TYPICAL	Average	Typical	85,557					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)						
None	None	85%	100%	100%	72,723						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Open Frame Porch	1978	168	D 100	1,994	Avq.	85%	100%	100%	1,695		
Wood Deck	1978	70	C 100	588	Avq.	85%	100%	100%	500		
Frame Shed	1978			----- S O U N D V A L U E -----					400		
1SFr Overhang	1978	33	C 100	1,709	Avq.	85%	100%	100%	1,453		
Frame Garage	2000	400	C 100	5,600	Avq.	97%	100%	100%	5,432		
983 SFLA									9,480		
Acpt Land						25,600	Accepted Bldg		82,200	Total	107,800

Oakland
 Name: KLAIBER, CLYDE E.

Valuation Report

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Map/Lot: 024-111

Account: 218 Card: 1 of 1

Location: 24 HILL STREET

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4618P186
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data
 Sale Date 01/01/1994
 Sale Price 54,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	25,500.00	24,459	100%		24,459
Total Acres 0.46						24,459

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1982	0	TYPICAL	TYPICAL	Average	Typical	74,671					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %					
None		None		87%	97%	100%					
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Frame Shed	1982			---	SOUND	---	---	---	200		
Wood Deck	2001	100	D 100	672	Avg.	97%	50%	100%	326		
864 SFLA									526		
Acpt Land						24,500	Accepted Bldg		63,500	Total	88,000

Oakland
 Name: FROST, TRACEY R.

Valuation Report

07/15/2016

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Map/Lot: 024-112

Account: 2565 Card: 1 of 1

Location: 18 HILL STREET

Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/23/2004
 Sale Price 94,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8007P153
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	25,500.00	24,723	100%		24,723
Total Acres 0.47			Land Total			24,723

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	83,384
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						74,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	221	C 100	11,448	Avq.	89%	100%	100%	10,189
Wood Deck	1985	252	C 100	2,117	Avq.	89%	100%	100%	1,884
Frame Shed	1985	100	C 100	700	Avq.	89%	100%	100%	623
Wood Deck	2005	130	B 100	1,397	Avq.	97%	100%	100%	1,355
1,221 SFLA									14,051

Acpt Land	24,700	Accepted Bldg	88,300	Total	113,000
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Neighborhood 85 HILL STREET

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3445P157
 Reference 2 B8741P309
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.09	Acres-Rear Land 1-10	1,700.00	153	100%		153
Total Acres 0.59						Land Total 25,653

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,048
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	83,239
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	72,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1982	240	D 100	1,613	Avq-	70%	100%	100%	1,129
ONE STORY FRAME	1982	252	C 100	13,054	Avq.	87%	100%	100%	11,357
Wood Deck	1982	120	C 100	1,008	Avq.	87%	100%	100%	877
Frame Shed	1982	240	C 100	1,680	Avq.	70%	100%	100%	1,176
1,116 SFLA									
Outbuilding Total									14,539

Acpt Land	25,700	Accepted Bldg	87,000	Total	112,700
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Oakland
 Name: LEWIS, CALVIN

Valuation Report

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Map/Lot: 024-114

Account: 1520 Card: 1 of 1

Location: 6 HILL STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/18/2009
 Sale Price 115,115
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10307P315
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	28,500.00	28,214	100%		28,214
Total Acres 0.49			Land Total			28,214

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1983	0	TYPICAL	TYPICAL	Average	Typical	78,456			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	100%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	1983	192	C 100	2,828	Avg.	88%	100%	90%	2,240
Frame Shed	1983	96	D 100	538	Avq-	60%	100%	90%	291
Frame Shed	1983								100
960 SFLA									100
						Outbuilding Total			2,631
Acpt Land		28,200	Accepted Bldg		64,800	Total			93,000

----- S O U N D V A L U E -----

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/07/2006
Sale Price 120,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9946P083
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	28,500.00	27,924 100%		27,924
Total Acres 0.48				Land Total	27,924

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	595 Sqft	Grade C 100	Base	78,361
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,565
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1934	0	TYPICAL	TYPICAL	Average	Typical	80,926
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 90%	47,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1934	285	C 100	17,556	Avq.	65%	100%	90%	10,270
Wood Deck	1934	150	C 100	1,260	Avq.	65%	100%	90%	737
Unfinished Attic	1934	285	C 100	798	Avq.	65%	100%	90%	467
Frame Shed	1934	144	D 100	806	Avq-	75%	100%	90%	544
Frame Garage	1994	484	C 100	6,776	Avq.	94%	100%	90%	5,732
Frame Shed	1998	63	C 100	441	Avq.	96%	100%	90%	381
Frame Garage	1998	120	C 100	1,680	Avq.	96%	100%	90%	1,452
Encl Frame Porch	1994	80	B 100	3,046	Avq.	94%	100%	90%	2,577
ONE STORY FRAME	1999	272	C 100	14,090	Avq.	97%	100%	90%	12,300
Encl Frame Porch	2002	136	C 100	3,948	Avq.	97%	100%	90%	3,447
1,598 SFLA									
Outbuilding Total									37,907

Acpt Land	27,900	Accepted Bldg	85,200	Total	113,100
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellPublic Sewer
 Street Paved

Sale Data
 Sale Date 10/05/2011
 Sale Price 83,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10852P265
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.48	Acres-Rear Land 1-10	1,900.00	912	100%		912
Total Acres 0.98			Land Total			29,412

Dwelling Description

Replacement Cost New

Ranch	One Story	1,032 Sqft	Grade C 100	Base	82,891
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,836
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	GOOD	GOOD	Average	Typical	72,055			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 90%	62,904			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	80	D 100	448	Avq.	97%	50%	90%	196
1,032 SFLA						Outbuilding Total			196

Acpt Land 29,400 **Accepted Bldg** 63,100 **Total** 92,500

Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	07/01/2001
Sale Price	8,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B6562P006
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	28,500.00	20,153	100%		20,153
Total Acres 0.25						20,153

Dwelling Description

Replacement Cost New

Conventional	One Story	336 Sqft	Grade C 90	Base	36,016
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,445
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Below Average	Inadeq.	31,571
Functional Obsolescence						Value(Rcnd)
None						25,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition			Percent Good			Value Rcnd
				RCN	Cond	Phy	Func	Econ		
Frame Shed	2001	200	C 100	1,400	Avq-	96%	100%	90%	1,210	
Frame Garage	2001			----- S O U N D V A L U E -----						300
Frame Shed	2003	64	C 100	448	Avq.	97%	100%	90%	392	
Frame Shed	2005	64	C 100	448	Avq.	97%	100%	90%	392	
336 SFLA									2,294	

Acpt Land	20,200	Accepted Bldg	28,200	Total	48,400
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Valuation Report

Neighborhood 1 VILLAGE.....

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/19/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11370P114

Reference 2

Tran/Land/Bldg 1 2 71

X Coordinate 0 Y Coordinate 0

Exemption(s) 40 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
1.00	Acres-Frontage 1	7,000.00	7,000	100%	Excess Frt	7,000
1.08	Acres-Rear Land 1-10	1,400.00	1,512	100%		1,512
16.71	Acres-Rear Land 11-20	420.00	7,018	100%		7,018
1.00	Acres-Frontage 1	7,000.00	7,000	100%	Excess Frt	7,000
Total Acres 20.29					Land Total	64,530

Commercial Description

Occupancy Type	Church.....	Finish Basement.
Class & Quality	Masonry.....Avg.	Frame.....Avg.
# Dwelling Units	0	0
Exterior	Brick/Stone	Wood Siding
Stories & Height	1 STORY @ 10'	1 STORY @ 8'
Heating/Cooling	Hot Water	NONE
Built	1974	1974
Remodeled	0	0
Base Cost/Sqft	54.88	35.56
Heat-Cool/Sqft	+ 8.53	0.00
Total	63.41	35.56
Size Factor	X 0.869	0.828
Adjusted Cost/Sqft	55.10	29.44
Total Square Feet	X 9,922	8,800
Replacement Cost	546,702	259,072
Condition	Average	Average
% Good Physical	X .79	.77
Functional	X 1.00	1.00
Subtotal	431,895	199,485
Economic Factor	X 1.00	Total Value 631,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1974	363	B 100	6,684	Avq.	82%	100%	100%		5,481
Open Frame Porch	1974	160	B 100	3,046	Avq.	82%	100%	100%		2,498
18,722 SF							Outbuilding Total			7,979

Acpt Land 64,500 **Accepted Bldg** 639,400 **Total** 703,900

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 07/14/2008
Sale Price 23,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Reference 1 B9792P207

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	100%		28,500
0.60	Acres-Frontage 1	4,750.00	2,850	100%		2,850
0.36	Acres-Rear Land 1-10	1,900.00	684	100%		684
Total Acres 1.96			Land Total			32,034

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade B 100	Base	117,455
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,709
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,054
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	126,519			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	122,723			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2009	224	C 100	1,568	Avq.	97%	100%	100%	1,521
Wood Deck	2014	200	C 100	1,680	Avq.	97%	100%	100%	1,630
Wood Deck	2014	50	C 100	420	Avq.	97%	100%	100%	407
Frame Garage	2014	768	B 100	13,762	Avq.	97%	100%	100%	13,349
1,176 SFLA						Outbuilding Total			16,907
Acpt Land		32,000		Accepted Bldg		139,600		Total	171,600

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/22/2010
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B10483P014
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	50%	Fract. Sha	14,250
0.50	Acres-Homesite (Fract)	28,500.00	20,153	50%	Fract. Sha	10,076
1.18	Acres-Rear Land 1-10	1,900.00	2,242	50%	Fract. Sha	1,121
Total Acres 2.68			Land Total			25,447

Dwelling Description

Replacement Cost New

Ranch	One Story	1,568 Sqft	Grade D 100	Base	92,727
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,171
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	81,572
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	79,125
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2011	768	C 100	10,752	Avq.	6,987
1,568 SFLA						6,987
Outbuilding Total						6,987

Acpt Land 25,400 **Accepted Bldg** 86,100 **Total** 111,500

Oakland
 Name: HOOD, ROSE M.

Valuation Report

07/15/2016

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Map/Lot:

024-118-02A

Account: 4598 Card: 1 of 1

Location:

3 STARLITE DRIVE

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	50%	Fract. Sha	14,250
0.50	Acres-Homesite (Fract)	28,500.00	20,153	50%	Fract. Sha	10,076
1.18	Acres-Rear Land 1-10	1,900.00	2,242	50%	Fract. Sha	1,121
Total Acres 2.68					Land Total	25,447

Dwelling Description

Replacement Cost New

Conventional	One Story	1,350 Sqft	Grade D 100	Base	81,984
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	TYPICAL	TYPICAL	Average	Typical	72,660			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	70,480		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2011	768	C 100	10,752	Avg.	97%	33%	100%	3,442
1,350 SFLA							Outbuilding Total		3,442
Acpt Land		25,400	Accepted Bldg		73,900	Total		99,300	

Oakland
 Name: BOUCHER, MICHAEL A.

Valuation Report

07/15/2016

Page 2823

Map/Lot:

024-118-03

Account: 4587 Card: 1 of 1

Location:

179 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer

Street Paved
 LAND USE..... RES DEV.....

BUILDING USE.... 99
 Reference 1 B10641P315

Reference 2
 Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Sale Data	
Sale Date	01/10/2011
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	28,500	80%	Vacancy	22,800
0.05	Acres-Rear Land 1-10	1,900.00	95	100%		95
Total Acres 1.05					Land Total	22,895

Acpt Land	22,900	Accepted Bldg	0	Total	22,900
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Valuation Report

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8502P107
 Reference 2 B8810P153
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data	
Sale Date	07/18/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	28,500.00	28,500	80%	Vacancy	22,800	
2.17	Acres-Rear Land 1-10	1,900.00	4,123	100%		4,123	
Total Acres 3.17						Land Total	26,923

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade D 100	Base	89,967
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	79,954
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	77,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Patio	2006	154	C 100	431	Avq.	97%	100%	100%	418
Patio	2006	27	C 100	76	Avq.	97%	100%	100%	74
Frame Shed	2007	80	C 100	560	Avq.	97%	100%	100%	543
1,512 SFLA						Outbuilding Total			1,035

Acpt Land	26,900	Accepted Bldg	78,600	Total	105,500
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Oakland
 Name: FLETCHER, KENNETH L.

Valuation Report

07/15/2016

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Map/Lot:

024-120

Account: 2607 Card: 1 of 1

Location:

219 HIGH STREET

Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B3549P216

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	28,500.00	19,118	100%		19,118
Total Acres 0.45						19,118
						Land Total
						19,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1974	12X66	D 100	15,452	Fair	35%	90%	100%	4,867
ONE STORY FRAME	1974	640	D 100	26,522	Fair	75%	75%	100%	14,919
ONE STORY FRAME	1997	416	D 100	17,240	Fair	93%	75%	100%	12,025
Wood Deck	1974			----- S O U N D V A L U E -----					200
MH SLAB.....	1974	792	D 100	2,218	Fair	75%	90%	100%	1,498
Frame Shed	1974	112	D 100	627	Fair	75%	100%	100%	470
Frame Shed	2001	168	D 100	941	Avg-	96%	100%	100%	903
ONE STORY FRAME	2002	420	D 100	17,405	Avg.	97%	80%	100%	13,506
Frame Shed	2013	240	D 100	1,344	Avg.	97%	100%	100%	1,304
2,268 SFLA									49,692
Acpt Land									19,100
Accepted Bldg									49,700
Total									68,800

Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	40,305	100%		40,305
0.10	Acres-Rear Land 1-10	1,900.00	190	100%		190
Total Acres 1.10			Land Total			40,495

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade D 110	Base	81,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,977
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	GOOD	GOOD	Average	Typical	73,381	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	90%	64,062

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	224	B 100	2,408	Avq.	97%	100%	90%	2,102
Wood Deck	2005	64	B 100	689	Avq.	97%	100%	90%	601
Frame Shed	2005			----- S O U N D V A L U E -----					300
1,188 SFLA				Outbuilding Total					3,003

Acpt Land	40,500	Accepted Bldg	67,100	Total	107,600
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Neighborhood 30 HIGH STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1997
 Sale Price 56,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5371P098
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	28,500.00	26,430 100%		26,430
Total Acres 0.86				Land Total	26,430

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	525 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof	68,191 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,277
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	70,468
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	45,804

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1920	112	D 110	2,883	Avq.	65%	100%	100%	1,874
1 Story/BASEMENT	1920	224	D 110	12,144	Avq.	65%	100%	100%	7,894
Unfinished Attic	1920	224	D 110	552	Avq.	65%	100%	100%	359
Frame Garage	1960	780	D 100	8,736	Avq.	74%	80%	100%	5,172
Wood Deck	1995	140	C 100	1,176	Avq.	95%	100%	100%	1,117
1,274 SFLA									
Outbuilding Total									16,416

Acpt Land 26,400 **Accepted Bldg** 62,200 **Total** 88,600

Oakland
 Name: MARTIN, LINDA D.

Valuation Report

07/15/2016

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Map/Lot: 024-121-2

Account: 1196 Card: 1 of 1

Location: 11 NORTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/26/2004
 Sale Price 18,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7881P119

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	24,000.00	23,515	100%		23,515
Total Acres 0.96						23,515

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1976	14X61	B 100	25,630	Avq-	45%	100%	100%	11,534
ONE STORY FRAME	1990	264	D 100	10,940	Avq-	70%	100%	100%	7,658
Encl Frame Porch	1990	160	D 100	3,696	Avq.	92%	100%	100%	3,400
Frame Shed	1990	432	C 100	3,024	Avq.	92%	50%	100%	1,391
Frame Shed	1976								200
Wood Deck	2000	100	C 100	840	Avq.	97%	100%	100%	815
MH GABLE ROOF...	2004	854	C 100	4,782	Avq.	97%	100%	100%	4,639
1,118 SFLA									
						Outbuilding Total			29,637

Acpt Land	23,500	Accepted Bldg	29,600	Total	53,100
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Neighborhood 30 HIGH STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1487P88

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	28,500.00	40,305 100%		40,305
0.80	Acres-Rear Land 1-10	1,900.00	1,520 100%		1,520
Total Acres 1.80			Land Total		41,825

Dwelling Description

Replacement Cost New

Ranch	One Story	2,184 Sqft	Grade D 110	Base	135,392
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	GOOD	GOOD	Average	Typical	120,756			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
Overbuilt		None		97%	87%	90%	91,715		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	2000	200	E 100	700	Poor	94%	100%	90%	592
Wood Deck	2001	96	C 100	806	Avq.	97%	100%	90%	704
Wood Deck	2001	192	C 100	1,613	Avq.	97%	100%	90%	1,409
Wood Deck	2004	1500	D 100	10,080	Avq.	97%	100%	90%	8,800
ONE STORY FRAME	2005	882	C 100	45,688	Avq.	97%	92%	90%	36,694
3,066 SFLA							Outbuilding Total		48,199
Acpt Land		41,800		Accepted Bldg		139,900		Total	181,700

Valuation Report

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Semi-Improved

Sale Data
Sale Date 05/13/2005
Sale Price 111,000
Sale Type Land & Buildings
Financing Unknown
Verified
Validity Split/Assemblage

Reference 1 B8408P263

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.48	Acres-Frontage 1	4,000.00	5,920	100%	Excess Frt	5,920
Total Acres 2.48			Land Total			29,920

Dwelling Description

Replacement Cost New

Cape Cod	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,931
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,302
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1848	0	TYPICAL	TYPICAL	Above Average	Typical	83,655
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	97%	100%	56,802	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.25 ST SHED....	1848	338	C 100	2,722	Avq.	65%	80%	100%	1,415
Frame Shed	1848	143	D 100	801	Avq-	50%	80%	100%	320
Frame Shed	1848			----- S O U N D V A L U E -----					300
Frame Garage	1995	576	C 100	8,064	Avq.	95%	100%	100%	7,661
Wood Deck	1848	240	C 100	2,016	Avq+	70%	100%	100%	1,411
Frame Shed	1848	143	D 100	801	Avq-	50%	50%	100%	200
1.50 ST BARN....	1848	988	D 100	15,492	Avq-	50%	40%	100%	3,098
Frame Shed	1848	664	D 100	3,718	Avq-	50%	50%	100%	930
936 SFLA									
Outbuilding Total									15,335

Acpt Land 29,900 **Accepted Bldg** 72,100 **Total** 102,000

Account: 4286 Card: 1 of 1

Map/Lot: 024-122-1
 Location: NORTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6517P136

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
0.54	Acres-Frontage 1	4,000.00	2,160	100%		2,160
10.00	Acres-Rear Land 1-10	1,600.00	16,000	100%		16,000
15.18	Acres-Rear Land 11-20	480.00	7,286	100%		7,286
Total Acres 26.72					Land Total	44,646

Acpt Land 44,600 **Accepted Bldg** 0 **Total** 44,600

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
Topography LevelBelow Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/1995
Sale Price 20,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B2835P132

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.82	Acres-Rear Land 1-10	1,600.00	1,312	100%		1,312
Total Acres 1.82			Land Total			25,312

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	113,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,346
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	GOOD	GOOD	Average	Typical	120,844			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		96%	98% 100%	113,690			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1998	256	C 100	3,724	Avq.	96%	100%	100%	3,575
Encl Frame Porch	1998	30	C 100	980	Avq.	96%	100%	100%	941
2 STORY GARAGE	1992	768	C 100	16,128	Avq.	93%	100%	100%	14,999
Wood Deck	2002	24	C 100	202	Avq.	97%	100%	100%	196
ONE STORY FRAME	2002	288	C 100	14,918	Avq.	97%	98%	100%	14,181
2,052 SFLA									33,892
Accpt Land									25,300
Accepted Bldg									147,600
Total									172,900

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Paved
LAND USE..... 6100

Sale Data
Sale Date 07/27/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B9000P128
Reference 2 LIFE ESTATE B9031P116
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 22 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	30,000.00	23,812	100%		23,812
Total Acres 0.63						23,812

Dwelling Description

Replacement Cost New

Conventional	Two Story	506 Sqft	Grade D 110	Base	66,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,247
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	65,399
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				70%	97%	100%
						44,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1900	128	D 110	6,940	Avq+	70%	100%	100%	4,858
ONE STORY FRAME	1900	16	D 110	729	Avq+	70%	100%	100%	510
ONE STORY FRAME	1900	90	D 110	4,102	Avq+	70%	100%	100%	2,871
Wood Deck	1900	160	D 110	1,183	Avq+	70%	100%	100%	828
Open Frame Porch	1900	28	D 110	468	Avq+	70%	100%	100%	328
Frame Shed	1900			----- S O U N D V A L U E -----				200	
Wood Deck	1970	140	D 110	1,035	Avq+	70%	100%	100%	724
Frame Shed	1900	392	D 100	2,195	Avq.	65%	80%	100%	1,142
Finished Attic	1900	128	D 110	1,971	Avq+	70%	100%	100%	1,380
1.25 ST SHED....	1900	240	D 100	1,546	Avq.	65%	80%	100%	804
1,310 SFLA								Outbuilding Total	13,645

Acpt Land	23,800	Accepted Bldg	58,100	Total	81,900
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Oakland
 Name: BRANN, LAURIE A.

Valuation Report

07/15/2016

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Map/Lot: 024-125

Account: 550 Card: 1 of 1

Location: SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/01/1995
 Sale Price 20,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4929P313

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
7.00	Acres-Frontage 1	5,000.00	35,000	61%	Excess Frt	21,350
6.69	Acres-Rear Land 1-10	2,000.00	13,380	100%		13,380
Total Acres 14.69					Land Total	58,730

Acpt Land 58,700 **Accepted Bldg** 0 **Total** 58,700

Valuation Report

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use: RURAL.....
 Topography: Below Street
 Utilities: Drilled WellSeptic System
 Street:

Sale Data
 Sale Date: 12/24/2012
 Sale Price: 0
 Sale Type:
 Financing:
 Verified:
 Validity: Validity

Reference 1: B11304P114
 Reference 2: B11541P272
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.00	Acres-Frontage 1	4,000.00	4,000	100%		4,000
Total Acres 2.00						28,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	672 Sqft	Grade B 100	Base	108,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,709
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,054
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2013	0	GOOD	GOOD	Average	Typical	116,791		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		97%	99% 100%	112,154		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1.5 Story/BSMT	2013	448	B 100	44,236	Avq.	97%	99%	100%
Open Frame Porch	2013	224	B 100	4,193	Avq.	97%	100%	100%
1,848 SFLA							Outbuilding Total	46,547

Acpt Land 28,000 **Accepted Bldg** 158,700 **Total** 186,700

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 06/30/2014
Sale Price 150,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11726P184
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70			Land Total			31,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,204 Sqft	Grade C 105	Base	98,161
Exterior	WOOD SHINGLE	Masonry Trim	409Sqft	Trim	1,804
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	722 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,613
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,115
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,292
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	118,985
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						98,758

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1975	80	C 105	1,323	Avq.	83%	100%	100%	1,098
Wood Deck	1975	64	C 105	564	Avq.	83%	100%	100%	468
Frame Shed	1975			---- S O U N D V A L U E ----				200	
Frame Shed	1975			---- S O U N D V A L U E ----				300	
Frame Garage	1980	864	C 100	12,096	Avq.	86%	100%	100%	10,403
Frame Garage	2000	360	C 100	5,040	Avq.	97%	100%	100%	4,889
1,204 SFLA								Outbuilding Total	17,358

Acpt Land	31,400	Accepted Bldg	116,100	Total	147,500
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Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/17/2006
 Sale Price 385,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9558P246

Reference 2

Tran/Land/Bldg 4 1 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	34,500.00	34,500	100%		34,500
2.47	Acres-Rear Land 1-10	2,300.00	5,681	100%		5,681
Total Acres 3.47			Land Total			40,181

Commercial Description

Occupancy Type	Apartments.....	Unfin Basement..
Class & Quality	Frame.....Avg.	Masonry.....Avg.
# Dwelling Units	8	0
Exterior	Wood Siding	Concrete
Stories & Height	2 STORY @ 8'	1 STORY @ 8'
Heating/Cooling	Hot Water	NONE
Built	1991	1991
Remodeled	0	0
Base Cost/Sqft	37.26	12.01
Heat-Cool/Sqft	+ 6.97	0.00
Total	44.23	12.01
Size Factor	X 0.788	0.970
Adjusted Cost/Sqft	34.85	11.65
Total Square Feet	X 5,904	720
Replacement Cost	205,754	8,388
Condition	Above Average	Above Average
% Good Physical	X .92	.93
Functional	X 1.00	1.00
Subtotal	189,294	7,801
Economic Factor	X 1.00	Total Value 197,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1991	1280	C 100	18,060	Avg.	92%	100%	100%	16,615
Wood Deck	1991	6	C 100	50	Avg.	92%	100%	100%	46
6,624 SF	Outbuilding Total								16,661

Acpt Land 40,200 **Accepted Bldg** 213,800 **Total** 254,000

Oakland
 Name: NORTHERN N.E.TELEPHONE OPERATIONS,

Valuation Report

07/15/2016

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Account: 4157 Card: 1 of 1

Map/Lot:
 Location:

024-127-A
 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 2 6
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2003									2,000
							----- SOUND VALUE -----			
							Outbuilding Total			2,000
Acpt Land			0	Accepted Bldg			2,000	Total		2,000

Oakland
 Name: BERARD, JEFFREY

Valuation Report

07/15/2016
 Page 2839
 025-001
 OAK STREET

Account: 4116 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5002P209
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	90%	Vacancy	20,250
5.50	Acres-Rear Land 1-10	1,500.00	8,250	100%		8,250
Total Acres 6.00					Land Total	28,500
Acpt Land		28,500	Accepted Bldg		0	Total
						28,500

Oakland
 Name: WEBB, BRADFORD W. JR

Valuation Report

07/15/2016

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Map/Lot: 025-001-1

Account: 2476 Card: 1 of 1

Location: 140 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/28/2002
 Sale Price 71,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10232P024
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.50	Acres-Rear Land 1-10	1,500.00	750	100%		750
Total Acres 1.00			Land Total			23,250

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story ALUM/VINYL 1 OTHER Units-0	980 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	111,563 0 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,226
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	115,033
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	96%	100%	71,781	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1940	30	C 100	1,554	Avq.	65%	96%	100%	970
ONE STORY FRAME	1940	22	C 100	1,140	Avq.	65%	96%	100%	711
Open Frame Porch	1940	20	C 100	420	Avq.	65%	97%	100%	265
Open Frame Porch	1940	20	C 100	420	Avq.	65%	97%	100%	265
Frame Garage	1960	247	D 100	2,766	Fair	35%	100%	100%	968
1,767 SFLA									3,179
Outbuilding Total									3,179

Acpt Land 23,300 **Accepted Bldg** 75,000 **Total** 98,300

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7907P310
 Reference 2 B8380P135
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	04/19/2004
Sale Price	38,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500	
4.03	Acres-Rear Land 1-10	1,500.00	6,045	100%		6,045	
Total Acres 4.53						Land Total	28,545

Dwelling Description

Replacement Cost New

Garrison	Two Story	962 Sqft	Grade A 100	Base	188,590
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,585
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,155
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	207,738
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	98% 100%	197,476

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
1/2S AD/GAR.....	2005	911	A 100	56,116	Avq.	97%	100%	100%	54,433	
Wood Deck	2005	128	B 100	1,376	Avq.	97%	100%	100%	1,335	
Wood Deck	2005	160	B 100	1,721	Avq.	97%	100%	100%	1,669	
Open Frame Porch	2005	25	A 100	784	Avq.	97%	100%	100%	760	
Open Frame Porch	2005	170	A 100	4,032	Avq.	97%	100%	100%	3,911	
Wood Deck	2005	48	B 100	517	Avq.	97%	100%	100%	501	
1,924 SFLA									Outbuilding Total	62,609

Acpt Land	28,500	Accepted Bldg	260,100	Total	288,600
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Oakland
 Name: CROWELL, JEFFREY K.

Valuation Report

07/15/2016

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Map/Lot: 025-003

Account: 544 Card: 1 of 1

Location: 28 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8925P249

Sale Data
 Sale Date 06/25/2009
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.24	Acres-Rear Land 1-10	2,800.00	672	100%		672
Total Acres 0.74			Land Total			42,672

Dwelling Description

Replacement Cost New

Ranch	One Story	1,300 Sqft	Grade C 100	Base	99,400
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,203
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	105,403
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	89,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	168	C 100	1,411	Avq.	97%	100%	100%	1,369
1,300 SFLA						Outbuilding Total			1,369

Acpt Land 42,700 **Accepted Bldg** 91,000 **Total** 133,700

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B8796P3174
Reference 2

Sale Data
Sale Date 02/10/2006
Sale Price 114,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	676 Sqft	Grade C 95	Base	77,025
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,769
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	787
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	80,581			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	86%	100%	100%	69,300				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1985	16	C 95	127	Avq.	86%	100%	100%	109
Frame Shed	1990	80	C 100	560	Avq.	90%	100%	100%	504
1,183 SFLA									613
Outbuilding Total									613

Acpt Land 42,100 **Accepted Bldg** 69,900 **Total** 112,000

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/27/2003
 Sale Price 73,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7494P025
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 0.55			Land Total			30,100

Dwelling Description

Replacement Cost New

Ranch	One Story	936 Sqft	Grade C 100	Base	73,129
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,604
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	71,625			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		85%	100% 100%	60,881			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	48	C 100	403	Avq.	85%	100%	100%	343
936 SFLA						Outbuilding Total			343

Acpt Land 30,100 **Accepted Bldg** 61,200 **Total** 91,300

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B4382P257
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.11	Acres-Rear Land 1-10	2,800.00	308	100%		308
Total Acres 0.61			Land Total			42,308

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Good	Typical	92,667
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	98% 100%	81,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	96	C 100	672	Avq.	86%	100%	100%	578
1S AD/GAR.....	2005	768	B 100	72,941	Avq.	97%	93%	100%	65,800
ONE STORY FRAME	2005	192	B 100	12,730	Avq.	97%	98%	100%	12,101
2,000 SFLA						Outbuilding Total			78,479

Acpt Land 42,300 **Accepted Bldg** 160,200 **Total** 202,500

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3012P84
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51			Land Total			42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	GOOD	Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	86%	100%	100%	69,506	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1980	336	C 100	2,822	Avq.	86%	100%	100%	2,427
Frame Shed	2005	120	C 100	840	Avq.	97%	100%	100%	815
Frame Shed	2005	140	C 100	980	Avq.	97%	100%	100%	951
Frame Garage	1980								200
960 SFLA				----- S O U N D V A L U E -----					200
Outbuilding Total									4,393

Acpt Land	42,000	Accepted Bldg	73,900	Total	115,900
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Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2991P219
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51			Land Total			42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	80,025
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	80,025
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	100%	100%	71,222	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	36	C 100	302	Avq.	89%	100%	100%	269
Frame Garage	2011	320	B 100	5,734	Avq.	97%	100%	100%	5,562
960 SFLA									
Outbuilding Total									5,831

Acpt Land	42,000	Accepted Bldg	77,100	Total	119,100
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Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/28/2005
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8669P316
 Reference 2 B9580P217
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51						Land Total 42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	768 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,752
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	91,573
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	82,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	264	C 100	2,218	Avq.	90%	100%	100%	1,996
Frame Shed	1980	144	D 100	806	Avq.	70%	100%	100%	564
Frame Shed	2000	192	C 100	1,344	Avq.	97%	100%	100%	1,304
Open Frame Porch	2000	64	C 100	1,036	Avq.	97%	100%	100%	1,005
960 SFLA									Outbuilding Total 4,869

Acpt Land 42,000 **Accepted Bldg** 87,300 **Total** 129,300

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/2000
 Sale Price 76,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7046P279
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 17 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51			Land Total			42,028

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,048
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	80,719
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		90%	100% 100%	72,647

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
1SFr Overhang	1987	30	C 100	1,554	Avq.	90%	100%	100%	1,399
Frame Shed	1987			----- S O U N D V A L U E -----					300
Frame Garage	2009	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Wood Deck	2009	160	B 100	1,721	Avq.	97%	100%	100%	1,669
894 SFLA						Outbuilding Total			13,380

Acpt Land 42,000 **Accepted Bldg** 86,000 **Total** 128,000

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 04/16/2010
Sale Price 123,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10393P052
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51			Land Total			42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	72,739	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1987	64	C 100	448	Avq.	90%	100%	100%	403
Open Frame Porch	2012	240	B 100	4,480	Avq.	97%	100%	100%	4,346
Wood Deck	2012	48	B 100	517	Avq.	97%	100%	100%	501
Frame Garage	2015	900	B 100	16,128	Avq.	97%	80%	100%	12,515
Encl Frame Porch	2016	25	B 100	1,075	Avq.	97%	100%	100%	1,043
Frame Shed	1987			----- SOUND VALUE -----				200	
960 SFLA				Outbuilding Total				19,008	

Acpt Land 42,000 **Accepted Bldg** 91,700 **Total** 133,700

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3253P217
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51			Land Total			42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,467
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	94,044
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	85,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1988	224	C 100	1,568	Avq.	91%	100%	100%	1,427
Encl Frame Porch	1988	30	C 100	980	Avq.	91%	100%	100%	892
3/4S AD/GAR.....	2005	832	B 100	54,792	Avq.	97%	100%	100%	53,148
ONE STORY FRAME	2005	96	B 100	6,366	Avq.	97%	100%	100%	6,175
Frame Shed	2010	216	B 100	1,935	Avq.	97%	100%	100%	1,877
ONE STORY FRAME	2014	144	B 100	9,548	Avq.	97%	100%	100%	9,262
Wood Deck	2014	72	B 100	774	Avq.	97%	100%	100%	751
1,248 SFLA						Outbuilding Total			73,532

Acpt Land	42,000	Accepted Bldg	159,100	Total	201,100
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Oakland
 Name: SMITH, MELISSA J.

Valuation Report

07/15/2016

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Map/Lot: 025-013

Account: 1353 Card: 1 of 1

Location: 74 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1996
 Sale Price 69,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5166P186
 Reference 2 B8348P106
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51						42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	80,025
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Average	Typical	83,062			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	75,586		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	184	C 100	1,546	Avq.	96%	100%	100%	1,484
960 SFLA						Outbuilding Total			1,484

Acpt Land 42,000 **Accepted Bldg** 77,100 **Total** 119,100

Oakland
 Name: KISZELY, JOAN

Valuation Report

07/15/2016

Page 2853

Map/Lot: 025-014

Account: 1354 Card: 1 of 1

Location: 78 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3582P301 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	42,000.00	39,845	100%		39,845
Total Acres 0.45						39,845

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,056 Sqft	Grade C 100	Base		84,370
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	634 Sqft, Grade C	Basement Gar	None	Fin Bsmt		8,876
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,602
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		739
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	96,587
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2007	200	B 100	2,150	Avg.	97%
1,056 SFLA						100%
Outbuilding Total						2,086

Acpt Land 39,800 **Accepted Bldg** 87,100 **Total** 126,900

Oakland
 Name: RIPLEY, CYNTHIA M.

Valuation Report

07/15/2016

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Map/Lot: 025-015

Account: 1355 Card: 1 of 1

Location: 84 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/21/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3795P224
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	960	Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1989	0	TYPICAL	TYPICAL	Average	Typical	81,493	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		91%	100%	100%	74,159

Acpt Land 42,100 **Accepted Bldg** 74,200 **Total** 116,300

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/20/2012
 Sale Price 109,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10989P034
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51			Land Total			42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,376
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1990	0	TYPICAL	TYPICAL	Average	Typical	86,869		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		92%	100% 100%	79,919		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
1.50 ST GARAGE..	1996	576	C 100	10,483	Avq.	95%	100%	100%
960 SFLA						Outbuilding Total		
						9,959		

Acpt Land 42,000 **Accepted Bldg** 89,900 **Total** 131,900

Oakland
 Name: PETRIE, JASON

Valuation Report

07/15/2016

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Map/Lot: 025-017

Account: 1357 Card: 1 of 1

Location: 10 DEER RUN

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/16/2007
 Sale Price 139,600
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9258P340
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.22	Acres-Rear Land 1-10	2,800.00	616	100%		616
Total Acres 0.72			Land Total			42,616

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,360
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	85,693
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	81,408	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2006	80	B 100	860	Avq.	97%	100%	100%	834
Encl Frame Porch	2006	30	B 100	1,254	Avq.	97%	100%	100%	1,216
Frame Shed	2007	96	B 100	860	Avq.	97%	100%	100%	834
1.50 ST GARAGE..	2011	672	B 100	15,655	Avq.	97%	100%	100%	15,185
960 SFLA									18,069
Outbuilding Total									18,069

Acpt Land 42,600 **Accepted Bldg** 99,500 **Total** 142,100

Oakland
 Name: GORMAN, MONICA A.

Valuation Report

07/15/2016

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Map/Lot: 025-018

Account: 1358 Card: 1 of 1

Location: 14 DEER RUN

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1999
 Sale Price 86,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6144P079
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.22	Acres-Rear Land 1-10	2,800.00	616	100%		616
Total Acres 0.72			Land Total			42,616

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,064
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1994	0	TYPICAL	TYPICAL	Average	Typical	91,237			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		94%	100% 100%	85,763			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1994	96	C 100	672	Avq.	95%	100%	100%	638
Wood Deck	1998	160	C 100	1,344	Avq.	96%	100%	100%	1,290
960 SFLA						Outbuilding Total			1,928

Acpt Land 42,600 **Accepted Bldg** 87,700 **Total** 130,300

Oakland
 Name: LANDRY, MEGAN K.

Valuation Report

07/15/2016

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Map/Lot: 025-019

Account: 1359 Card: 1 of 1

Location: 18 DEER RUN

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 67,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5841P312
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.22	Acres-Rear Land 1-10	2,800.00	616	100%		616
Total Acres 0.72			Land Total			42,616

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-4,704
Fin. Basement Area	240 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,360
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	9	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	83,509
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	99%	100%
						78,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1994	48	C 100	2,486	Avq+	95%	99%	100%	2,338
1 Story/BASEMENT	2004	784	C 110	53,124	Avq.	97%	99%	100%	51,015
Frame Garage	2000	528	C 100	7,392	Avq.	97%	100%	100%	7,170
Wood Deck	2005	392	B 100	4,215	Avq.	97%	100%	100%	4,089
1,792 SFLA									
Outbuilding Total									64,612

Acpt Land 42,600 **Accepted Bldg** 143,200 **Total** 185,800

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1995
 Sale Price 83,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4927P037
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.22	Acres-Rear Land 1-10	2,800.00	616	100%		616
Total Acres 0.72			Land Total			42,616

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	672 Sqft	Grade C 100	Base	60,715
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,064
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,656
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	470
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	70,905
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
						Value
						Rcnld
						67,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1SFr Overhanq	1994	48	C 100	2,486	Avq+	95%	100%	100%	2,362
Frame Shed	1996	81	C 100	567	Avq+	95%	100%	100%	539
Wood Deck	1998	240	C 100	2,016	Avq.	96%	100%	100%	1,935
Frame Garage	2001	672	C 100	9,408	Avq.	97%	100%	100%	9,126
TWO STORY FRAME	2004	288	B 100	28,644	Avq.	97%	100%	100%	27,785
Open Frame Porch	2004	96	C 100	1,484	Avq.	97%	100%	100%	1,439
1,296 SFLA									
Outbuilding Total									43,186

Acpt Land	42,600	Accepted Bldg	110,500	Total	153,100
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/12/2006
 Sale Price 160,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9478P104
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.22	Acres-Rear Land 1-10	2,800.00	616	100%		616
Total Acres 0.72			Land Total			42,616

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,440
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	95,773
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	90,027	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1994	18	C 100	392	Avq.	94%	100%	100%	368
Wood Deck	1994	24	C 100	202	Avq.	94%	100%	100%	190
Frame Garage	1998	616	C 100	8,624	Avq.	96%	100%	100%	8,279
Wood Deck	1998	160	C 100	1,344	Avq.	96%	100%	100%	1,290
960 SFLA									10,127
Outbuilding Total									10,127

Acpt Land 42,600 **Accepted Bldg** 100,200 **Total** 142,800

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2861
 025-022
 DEER RUN

Account: 1363 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	616	60%	Access	23,940
0.22	Acres-Rear Land 1-10	2,800.00	616	100%		616
Total Acres 0.72					Land Total	24,556
Acpt Land		24,600	Accepted Bldg		0	Total
						24,600

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/2011
 Sale Price 122,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10904P001
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.14	Acres-Rear Land 1-10	2,800.00	392	100%		392
Total Acres 0.64			Land Total			42,392

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade B 100	Base	130,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,063
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	121,178
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	97% 100%	114,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2010	672	B 100	12,043	Avq.	97%	100%	100%	11,682
Wood Deck	2011	192	C 100	1,613	Avq.	97%	100%	100%	1,565
ONE STORY FRAME	2013	728	B 100	48,269	Avq.	97%	49%	100%	22,942
Frame Shed	2015	160	B 100	1,434	Avq.	97%	100%	100%	1,391
2,072 SFLA									
Outbuilding Total									37,580

Acpt Land 42,400 **Accepted Bldg** 151,600 **Total** 194,000

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/07/2012
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11188P159
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.13	Acres-Rear Land 1-10	2,800.00	364	100%		364
Total Acres 0.63			Land Total			42,364

Dwelling Description

Replacement Cost New

Ranch	One Story	1,328 Sqft	Grade B 100	Base	129,440
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,188
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2012	0	GOOD	GOOD	Average	Typical	119,006			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	115,436			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2012	528	B 100	9,461	Avq.	97%	100%	100%	9,177
Frame Shed	2012	160	B 100	1,434	Avq.	97%	100%	100%	1,391
Wood Deck	2015	192	C 100	1,613	Avq.	97%	100%	100%	1,565
1,328 SFLA									
Outbuilding Total									12,133

Acpt Land 42,400 **Accepted Bldg** 127,600 **Total** 170,000

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Reference 1 B3163P076
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.50	Acres-Rear Land 1-10	1,400.00	700	100%		700
Total Acres 1.00			Land Total			21,700

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade D 100	Base	43,841
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	816 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,139
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	52,980
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 90%	41,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1982	48	D 100	650	Avq.	87%	100%	90%	509
Open Frame Porch	1982	24	D 100	381	Avq.	87%	100%	90%	298
2 Story/BASEMENT	1997	240	D 110	18,480	Avq.	97%	100%	90%	16,133
Frame Garage	1997	336	D 110	4,140	Avq.	97%	100%	90%	3,614
1SFr Overhanq	1997	24	D 110	1,095	Avq.	97%	100%	90%	956
ONE STORY FRAME	2002	80	D 110	3,647	Avq.	97%	100%	90%	3,184
Frame Garage	2002	624	C 100	8,736	Avq.	97%	100%	90%	7,627
Wood Deck	2002	40	C 100	336	Avq.	97%	100%	90%	293
Wood Deck	2004	300	C 100	2,520	Avq.	97%	100%	90%	2,200
1,160 SFLA									
Outbuilding Total									34,814

Acpt Land	21,700	Accepted Bldg	76,300	Total	98,000
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Oakland
 Name: MULLEN, TAMMY JEAN

Valuation Report

07/15/2016

Page 2865

Map/Lot:

025-025-1

Account: 2068 Card: 1 of 1

Location:

9 MULLEN DRIVE

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B5604P300

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
2.25	Acres-Rear Land 1-10	1,400.00	3,150	100%		3,150
2.00	Sites-Mobile Home Site	7,000.00	14,000	100%		14,000
Total Acres 2.75			Land Total			38,150

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1968	12X42	C 100	14,606	Avg.	55%	100%	90%	7,230
ONE STORY FRAME	1978	288	D 100	11,935	Avg.	85%	100%	90%	9,131
ONE STORY FRAME	1990	336	D 100	13,924	Avg.	92%	100%	90%	11,529
Wood Deck	2002	96	D 100	645	Avg.	97%	100%	90%	563
Frame Shed	2004	364	D 100	2,038	Avg.	97%	100%	90%	1,779
2 STORY GARAGE	2004	364	D 100	6,115	Avg.	97%	90%	90%	4,805
1,128 SFLA						Outbuilding Total			35,037

Acpt Land	38,200	Accepted Bldg	35,000	Total	73,200
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Oakland
 Name: MULLEN, JOSHUA

Valuation Report

07/15/2016

Page 2866

Map/Lot:

025-025-1-A

Account: 4562 Card: 1 of 1

Location:

13 MULLEN DRIVE

Neighborhood 60 SAWTELLE RD

Sale Data

Zoning/Use SUBURBAN.....

Sale Date 04/01/2010

Topography Level

Sale Price 0

Utilities All Public

Sale Type

Street Private

Financing

LAND USE..... RES DEV.....

Verified

BUILDING USE.... MOBILE HOME.....

Validity Validity

Reference 1 BOS 4/1/10

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1963	12X47	D 100	11,899	Avg.	55%	100%	90%	5,890
Wood Deck	2008	64	AA100	967	Avg.	97%	100%	90%	844
Encl Frame Porch	2008	48	D 100	1,187	Avg.	96%	100%	90%	1,026
MH GABLE ROOF...	1980	470	C 100	2,632	Fair	79%	100%	90%	1,871
564 SFLA									
						Outbuilding Total			9,631

Acpt Land

0

Accepted Bldg

9,600

Total

9,600

Oakland
 Name: MULLEN, RACHEL

Valuation Report

07/15/2016

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Map/Lot:

025-025-1-B

Account: 4563 Card: 1 of 1

Location:

17 MULLEN DRIVE

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 BOS 4/01/10
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Sale Data	
Sale Date	04/01/2010
Sale Price	100
Sale Type	Mobile Home
Financing	Cash Sale
Verified	Seller
Validity	Related Parties

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1970	12X56	C 100	18.092	Ava.	55%	100%	90%	8.956
MH GABLE ROOF...	1980	470	C 100	2.632	Ava.	86%	100%	90%	2.038
672 SFLA									
						Outbuilding Total			10,994
Accpt Land			0	Accepted Bldg		11,000	Total		11,000

Oakland
 Name: MULLEN, DEBORAH L.

Valuation Report

07/15/2016

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Map/Lot:

025-025-2

Account: 3882 Card: 1 of 1

Location:

87 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Semi-Improved

Sale Data
 Sale Date 03/01/1999
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5914P122

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
1.88	Acres-Rear Land 1-10	1,400.00	2,632	100%		2,632
Total Acres 2.38					Land Total	23,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1991	14X50	C 100	19,340	Avg.	55%	100%	90%	9,573
MH SLAB.....	2014	700	C 100	2,450	Avg.	97%	100%	90%	2,138
Wood Deck	2010	100	D 100	672	Avg.	97%	100%	90%	587
700 SFLA						Outbuilding Total			12,298
Acpt Land		23,600	Accepted Bldg		12,300	Total			35,900

Valuation Report

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/03/2009
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10211P174
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	21,000.00	19,475	100%		19,475
Total Acres 0.43						19,475

Dwelling Description

Replacement Cost New

Conventional	One Story	560 Sqft	Grade D 100	Base	43,053
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-627
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Below Average	Typical	42,426
Functional Obsolescence						Value(Rcnld)
None						22,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Percent Good						Value Rcnld
				RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1958	315	D 100	13,054	Avq-	60%	100%	90%	7,049	
ONE STORY FRAME	1958	144	D 100	5,967	Avq-	60%	100%	90%	3,222	
Encl Frame Porch	1958	80	D 100	1,904	Avq-	60%	100%	90%	1,028	
Frame Shed	1958	168	D 100	941	Fair	30%	100%	90%	254	
Frame Shed	1966			----- S O U N D V A L U E -----					400	
1,019 SFLA				Outbuilding Total					11,953	

Acpt Land	19,500	Accepted Bldg	34,200	Total	53,700
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Oakland
 Name: THIBODEAU, ROSE A.

Valuation Report

07/15/2016

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Map/Lot: 025-027

Account: 604 Card: 1 of 1

Location: 72 SAWTELLE ROAD

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/01/1994
 Sale Price 4,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4705P072

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	21,000.00	17,060	100%		17,060
Total Acres 0.33						17,060

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1976	12X65	D 100	15.265	Good	65%	100%	90%	8,930
MH GABLE ROOF...	1980	780	C 100	4.368	Avg.	86%	100%	90%	3,380
Frame Shed	1976								100
----- S O U N D V A L U E -----									
780 SFLA									12,410

Acpt Land	17,100	Accepted Bldg	12,400	Total	29,500
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Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1514P605
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.03	Acres-Rear Land 1-10	1,400.00	42	100%		42
Total Acres 0.53			Land Total			21,042

Dwelling Description

Replacement Cost New

Conventional	One Story	1,016 Sqft	Grade D 100	Base	65,524
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,948
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,276
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Average	Typical	56,524			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	90%			
Value(Rcnd)						39,171			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1965	96	D 100	2,262	Avg.	77%	100%	90%	1,568
Frame Shed	1965			----- SOUND VALUE -----				100	
Frame Shed	1965			----- SOUND VALUE -----				100	
Frame Shed	2000	216	D 100	1,210	Avg.	97%	100%	90%	1,057
ONE STORY FRAME	2004	170	D 110	7,749	Avg.	97%	100%	90%	6,765
1,186 SFLA									9,590
Outbuilding Total									9,590
Acpt Land		21,000		Accepted Bldg		48,800		Total	69,800

Neighborhood 60 SAWTELLE RD

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4930P033
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	21,000.00	21,000	100%		21,000
0.53	Acres-Rear Land 1-10	1,400.00	742	100%		742
Total Acres 1.03			Land Total			21,742

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	480 Sqft	Grade D 100	Base	54,755
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry None	Basement	-4,301
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Below Average	Typical	50,454			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		None		70%	90%	90%	28,607		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1960	96	D 100	645	Avq-	70%	90%	90%	365
Frame Shed	1960								100
840 SFLA									465
							Outbuilding Total		465

Acpt Land	21,700	Accepted Bldg	29,100	Total	50,800
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2873
 025-030
 SELDEN LANE

Account: 1366 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.47	Acres-Homesite (Fract)	42,000.00	40,721	95%	Vacancy	0	
0.47	Acres-Homesite (Fract)	1,400.00	742	60%	Access	23,210	
Total Acres 0.47					Land Total	23,210	
Acpt Land		23,200	Accepted Bldg		0	Total	23,200

Oakland
 Name: BECK, CARL L.

Valuation Report

07/15/2016

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Map/Lot:

025-031

Account: 1367 Card: 1 of 1

Location:

SELDEN LANE

Neighborhood 33 ALLAGASH-OAK HIL

Sale Data	
Sale Date	03/09/2012
Sale Price	26,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B10980P229
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0
0.46	Acres-Homesite (Fract)	1,400.00	742	60%	Access	22,963
Total Acres 0.46			Land Total			22,963

Acpt Land	23,000	Accepted Bldg	0	Total	23,000
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2875
 025-032
 SELDEN LANE

Account: 1368 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0	
0.46	Acres-Homesite (Fract)	1,400.00	742	60%	Access	22,963	
Total Acres 0.46			Land Total			22,963	
Acpt Land		23,000	Accepted Bldg		0	Total	
						23,000	

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2876
 025-033
 SELDEN LANE

Account: 1369 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0	
0.46	Acres-Homesite (Fract)	1,400.00	742	60%	Access	22,963	
Total Acres 0.46					Land Total	22,963	
Acpt Land		23,000	Accepted Bldg		0	Total	23,000

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2877
 025-034
 SELDEN LANE

Account: 1370 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0	
0.46	Acres-Homesite (Fract)	1,400.00	742	60%	Access	22,963	
Total Acres 0.46			Land Total			22,963	
Acpt Land		23,000	Accepted Bldg		0	Total	
						23,000	

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2878
 025-035
 SELDEN LANE

Account: 1371 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0	
0.46	Acres-Homesite (Fract)	1,400.00	742	50%	Access	19,136	
Total Acres 0.46					Land Total	19,136	
Acpt Land		19,100	Accepted Bldg		0	Total	19,100

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2879
 025-036
 SELDEN LANE

Account: 1372 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0	
0.46	Acres-Homesite (Fract)	1,400.00	742	50%	Access	19,136	
Total Acres 0.46					Land Total	19,136	
Acpt Land		19,100	Accepted Bldg		0	Total	19,100

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
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 025-037
 SELDEN LANE

Account: 1374 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.47	Acres-Homesite (Fract)	42,000.00	40,721	95%	Vacancy	0	
0.47	Acres-Homesite (Fract)	1,400.00	742	50%	Access	19,342	
Total Acres 0.47					Land Total	19,342	
Acpt Land		19,300	Accepted Bldg		0	Total	19,300

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2881

Map/Lot: 025-038

Account: 1375 Card: 1 of 1

Location: WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
0.49	Acres-Homesite (Fract)	42,000.00	41,578	95%	Vacancy		0
0.49	Acres-Homesite (Fract)	1,400.00	742	20%	Access		7,900
Total Acres 0.49					Land Total		7,900

Acpt Land	7,900	Accepted Bldg	0	Total	7,900
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2882

Map/Lot:

025-039

Account: 1376 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	42,000.00	41,578	95%	Vacancy	0
0.49	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,900
Total Acres 0.49			Land Total			7,900

Acpt Land	7,900	Accepted Bldg	0	Total	7,900
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2883

Map/Lot:

025-040

Account: 1377 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
0.48	Acres-Homesite (Fract)	42,000.00	41,151	95%	Vacancy		0
0.48	Acres-Homesite (Fract)	1,400.00	742	20%	Access		7,819
Total Acres 0.48					Land Total		7,819

Acpt Land	7,800	Accepted Bldg	0	Total	7,800
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2884

Map/Lot: 025-041

Account: 1378 Card: 1 of 1

Location: WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use DOWNTOWN RESIDEN

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	30,000.00	29,086	95%	Vacancy	0
0.47	Acres-Homesite (Fract)	1,400.00	742	20%	Access	5,526
Total Acres 0.47			Land Total			5,526

Acpt Land	5,500	Accepted Bldg	0	Total	5,500
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2885

Map/Lot:

025-042

Account: 1379 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	42,000.00	40,721	95%	Vacancy	0
0.47	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,737
Total Acres 0.47			Land Total			7,737

Acpt Land	7,700	Accepted Bldg	0	Total	7,700
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2886

Map/Lot:

025-043

Account: 1380 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0
0.46	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,654
Total Acres 0.46			Land Total			7,654

Acpt Land 7,700 **Accepted Bldg** 0 **Total** 7,700

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2887

Map/Lot:

025-044

Account: 1381 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0
0.46	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,654
Total Acres 0.46			Land Total			7,654

Acpt Land	7,700	Accepted Bldg	0	Total	7,700
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2888

Map/Lot:

025-045

Account: 1382 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0
0.46	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,654
Total Acres 0.46			Land Total			7,654

Acpt Land	7,700	Accepted Bldg	0	Total	7,700
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2889

Map/Lot:

025-046

Account: 1383 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0
0.46	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,654
Total Acres 0.46			Land Total			7,654

Acpt Land 7,700 **Accepted Bldg** 0 **Total** 7,700

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2890

Map/Lot:

025-047

Account: 1385 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0
0.46	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,654
Total Acres 0.46			Land Total			7,654

Acpt Land	7,700	Accepted Bldg	0	Total	7,700
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Oakland
 Name: BARNEY, LISA L.

Valuation Report

07/15/2016

Page 2891

Map/Lot: 025-048

Account: 1386 Card: 1 of 1

Location: WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B10114P125
 Reference 2

Sale Data
 Sale Date 06/16/2009
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	0
0.46	Acres-Homesite (Fract)	1,400.00	742	20%	Access	7,654
Total Acres 0.46					Land Total	7,654

Acpt Land 7,700 **Accepted Bldg** 0 **Total** 7,700

Oakland
 Name: BARNEY, LISA

Valuation Report

07/15/2016

Page 2892

Map/Lot: 025-049

Account: 1387 Card: 1 of 1

Location: WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8031P011
 Reference 2 B11414P212 JT
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Sale Data
 Sale Date 07/03/2004
 Sale Price 5,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	95%	Vacancy	38,271
Total Acres 0.46						38,271
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	2007	96	B 100	860	Avq.	97%	100%	100%		834
Outbuilding Total										834

Acpt Land	38,300	Accepted Bldg	800	Total	39,100
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Oakland
 Name: DAVIS, CATHERINE L.

Valuation Report

07/15/2016

Page 2893

Map/Lot: 025-050

Account: 1388 Card: 1 of 1

Location: 112 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography LevelAbove Street
 Utilities All Public
 Street Paved

Reference 1 B3883P175
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade D	Basement Gar	None	Fin Bsmt	8,279
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	92,292
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	92%	100%	100%	84,909	
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	Value Rcnd
Wood Deck	1991	48	C 100	403 Avq.	92% 100% 100%	371
Frame Shed	1991			----- SOUND VALUE -----		100
960 SFLA					Outbuilding Total	471

Acpt Land 42,100 **Accepted Bldg** 85,400 **Total** 127,500

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2894

Map/Lot: 025-051

Account: 1389 Card: 1 of 1

Location: WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	20%	Access	7,980
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57					Land Total	8,176

Acpt Land 8,200 **Accepted Bldg** 0 **Total** 8,200

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2895

Map/Lot:

025-052

Account: 1390 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	20%	Access	7,980
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57					Land Total	8,176

Acpt Land 8,200 **Accepted Bldg** 0 **Total** 8,200

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2896

Map/Lot:

025-053

Account: 1391 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	20%	Access	7,980
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57					Land Total	8,176

Acpt Land

8,200

Accepted Bldg

0

Total

8,200

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2897

Map/Lot:

025-054

Account: 1392 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	20%	Access	7,980
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57					Land Total	8,176

Acpt Land

8,200

Accepted Bldg

0

Total

8,200

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2898

Map/Lot:

025-055

Account: 1393 Card: 1 of 1

Location:

WOODSTOCK ROAD

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	20%	Access	7,980
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57					Land Total	8,176

Acpt Land

8,200

Accepted Bldg

0

Total

8,200

Oakland
Name: MANTER, WARREN

Valuation Report

07/15/2016

Page 2899

Map/Lot:

025-056

Account: 1394 Card: 1 of 1

Location:

SELDEN LANE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities
Street Paved

Reference 1 B2099P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	50%	Access	19,950
0.04	Acres-Rear Land 1-10	2,800.00	112	100%		112
Total Acres 0.54					Land Total	20,062

Acpt Land	20,100	Accepted Bldg	0	Total	20,100
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Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2900
 025-057
 SELDEN LANE

Account: 1396 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	50%	Access	19,950
0.04	Acres-Rear Land 1-10	2,800.00	112	100%		112
Total Acres 0.54					Land Total	20,062
Acpt Land		20,100	Accepted Bldg		0	Total
						20,100

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2901
 025-058
 SELDEN LANE

Account: 1397 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	50%	Access	19,950
0.04	Acres-Rear Land 1-10	2,800.00	112	100%		112
Total Acres 0.54					Land Total	20,062
Acpt Land		20,100	Accepted Bldg		0	Total
						20,100

Oakland
 Name: MANTER, WARREN

Valuation Report

07/15/2016
 Page 2902
 025-059
 SELDEN LANE

Account: 1398 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B2099P107
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	0
0.50	Acres-Homesite (Fract)	2,800.00	84	60%	Access	23,940
0.04	Acres-Rear Land 1-10	2,800.00	112	100%		112
Total Acres 0.54					Land Total	24,052
Acpt Land		24,100	Accepted Bldg		0	Total
						24,100

Oakland
 Name: COLBERT, TONYA F.

Valuation Report

07/15/2016

Page 2903

Map/Lot: 025-060

Account: 1399 Card: 1 of 1

Location: 39 DEER RUN

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/07/2015
 Sale Price 161,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12177P329
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.04	Acres-Rear Land 1-10	2,800.00	112	100%		112
Total Acres 0.54			Land Total			42,112

Dwelling Description

Replacement Cost New

Ranch	One Story	1,472 Sqft	Grade B 100	Base	140,794
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-19,784
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,643
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,319
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	131,273
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	127,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2010	624	B 100	14,536	Avq.	97%	100%	100%	14,100
Open Frame Porch	2010	256	B 100	4,767	Avq.	97%	100%	100%	4,624
Frame Shed	2010	80	B 100	717	Avq.	97%	100%	100%	695
Outbuilding Total									19,419

Acpt Land 42,100 **Accepted Bldg** 146,800 **Total** 188,900

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B10429P265
 Reference 2

Sale Data
 Sale Date 05/27/2010
 Sale Price 138,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57			Land Total			42,196

Dwelling Description

Replacement Cost New

Conventional	One Story	1,344 Sqft	Grade C 110	Base	112,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,643
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	GOOD	GOOD	Average	Typical	105,172			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		97%	100% 100%	102,017			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	2009	60	C 110	3,419	Avq.	97%	100%	100%	3,316
1.50 ST GARAGE..	2009	336	C 110	6,727	Avq.	97%	100%	100%	6,525
1,404 SFLA						Outbuilding Total			9,841

Acpt Land 42,200 **Accepted Bldg** 111,900 **Total** 154,100

Oakland
 Name: DENNETT, LUCY A.

Valuation Report

07/15/2016

Page 2905

Map/Lot: 025-062

Account: 1401 Card: 1 of 1

Location: 25 DEER RUN

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1998
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5625P294
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57			Land Total			42,196

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	76,780	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1996	9	C 100	466	Avq.	95%	100%	100%	443
Encl Frame Porch	1996	30	C 100	980	Avq.	95%	100%	100%	931
Wood Deck	1998	160	C 100	1,344	Avq.	96%	100%	100%	1,290
Frame Garage	2000	480	C 100	6,720	Avq.	97%	100%	100%	6,518
969 SFLA						Outbuilding Total			9,182

Acpt Land 42,200 **Accepted Bldg** 86,000 **Total** 128,200

Oakland
 Name: MCCOY, LINDA MAY

Valuation Report

07/15/2016

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Map/Lot: 025-063

Account: 1402 Card: 1 of 1

Location: 21 DEER RUN

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/01/1994
 Sale Price 78,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5276P287
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57			Land Total			42,196

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	960	Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1994	Renovated 0	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total	
						81,493	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		94%	100%	100%	76,603

Acpt Land 42,200 **Accepted Bldg** 76,600 **Total** 118,800

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/17/2005
Sale Price 138,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8697P110
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57			Land Total			42,196

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	828 Sqft	Grade C 100	Base	70,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,040
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	580
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	82,185
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	77,254

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1993	30	C 100	1,554	Avq.	94%	100%	100%	1,461
Wood Deck	1993	24	C 100	202	Avq.	94%	100%	100%	190
Frame Garage	1996	432	C 100	6,048	Avq.	95%	100%	100%	5,746
858 SFLA									
Outbuilding Total									7,397

Acpt Land 42,200 **Accepted Bldg** 84,700 **Total** 126,900

Oakland
 Name: THOMAS, JOHN M.

Valuation Report

07/15/2016

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Map/Lot: 025-065

Account: 1404 Card: 1 of 1

Location: 13 DEER RUN

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1996
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5259P304
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.07	Acres-Rear Land 1-10	2,800.00	196	100%		196
Total Acres 0.57			Land Total			42,196

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	828 Sqft	Grade C 100	Base	70,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	322 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,508
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,040
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	580
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	77,453
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	72,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1992	30	C 100	1,554	Avq.	93%	100%	100%	1,445
Wood Deck	1999	242	C 100	2,033	Avq.	97%	100%	100%	1,972
Frame Garage	1999	768	C 100	10,752	Avq.	97%	100%	100%	10,429
858 SFLA Outbuilding Total									13,846

Acpt Land 42,200 **Accepted Bldg** 85,900 **Total** 128,100

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/15/2012
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11135P116
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	828 Sqft	Grade C 100	Base	70,325
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	750 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,500
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,040
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	580
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Above Average	Typical	86,805
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						81,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1993	30	C 100	1,554	Avq+	94%	100%	100%	1,461
Wood Deck	1993	164	C 100	1,378	Avq+	94%	100%	100%	1,295
Frame Garage	1997	780	C 100	10,920	Avq.	96%	100%	100%	10,483
858 SFLA									13,239
Outbuilding Total									13,239

Acpt Land 42,100 **Accepted Bldg** 94,800 **Total** 136,900

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/01/1991
 Sale Price 82,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3887P333
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,584
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	706
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Above Average	Typical	97,707
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		93%	99%	100%
						89,959

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1992	256	C 100	2,150	Avq+	93%	100%	100%	2,000
Frame Shed	1992	96	C 100	672	Avq+	93%	100%	100%	625
TWO STORY FRAME	2005	80	B 100	7,956	Avq.	97%	99%	100%	7,640
1S AD/GAR.....	2005	520	B 100	49,388	Avq.	97%	99%	100%	47,427
Wood Deck	2005	120	B 100	1,291	Avq.	97%	100%	100%	1,252
1,688 SFLA									
Outbuilding Total									58,944

Acpt Land 42,100 **Accepted Bldg** 148,900 **Total** 191,000

Valuation Report

Account: 1409 Card: 1 of 1

Location: 102 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/01/1994
Sale Price 77,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B4748P150
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Ranch	One Story	1,072 Sqft	Grade C 100	Base	85,355
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,641
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	750
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	92,106
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	99%	100%
						83,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991				----	SOUND	VALUE	----	200
1S AD/GAR.....	2011	420	B 100	39,890	Avq.	97%	99%	100%	38,306
2 Story/BASEMENT	2011	112	B 100	12,544	Avq.	97%	99%	100%	12,046
1,716 SFLA									50,552

Acpt Land 42,100 **Accepted Bldg** 134,400 **Total** 176,500

Valuation Report

Account: 1410 Card: 1 of 1

Location: 106 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Above Street
Utilities All Public
Street Paved

Sale Data
Sale Date 03/28/2016
Sale Price 128,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12253P257
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.06	Acres-Rear Land 1-10	2,800.00	168	100%		168
Total Acres 0.56			Land Total			42,168

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	81,493
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	97% 100%	71,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	576	C 100	8,064	Avq.	97%	100%	100%	7,822
Frame Shed	1996	64	C 100	448	Avq.	95%	100%	100%	426
Wood Deck	2011	192	B 100	2,065	Avq.	97%	100%	100%	2,003
960 SFLA						Outbuilding Total			10,251

Acpt Land 42,200 **Accepted Bldg** 82,200 **Total** 124,400

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1992
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4533P078
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285 100%		40,285
Total Acres 0.46				Land Total	40,285

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	81,493			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		93%	100% 100%	75,788			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1992	576	C 100	8,064	Avq.	93%	100%	100%	7,500
Wood Deck	2003	360	B 100	3,871	Avq.	97%	100%	100%	3,755
Frame Shed	2011	120	C 100	840	Avq.	97%	100%	100%	815
960 SFLA						Outbuilding Total			12,070

Acpt Land 40,300 **Accepted Bldg** 87,900 **Total** 128,200

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/22/2013
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11314P026
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285 100%		40,285
Total Acres 0.46				Land Total	40,285

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	775 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,850
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	638
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	TYPICAL	TYPICAL	Average	Typical	91,754			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	84,414			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1996	120	C 100	840	Avq.	95%	100%	100%	798
Frame Garage	2013	1200	A 100	26,880	Avq.	97%	100%	100%	26,074
Frame Shed	2014	144	A 100	1,613	Avq.	97%	100%	100%	1,565
912 SFLA									
Outbuilding Total									28,437

Acpt Land 40,300 **Accepted Bldg** 112,900 **Total** 153,200

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/29/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B3973P149
 Reference 2 B7438P020
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	100%		40,285
Total Acres 0.46						Land Total 40,285

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,376
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	TYPICAL	TYPICAL	Average	Typical	87,709	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		92%	100%	100%	80,692

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1990	128	C 100	896	Avq.	92%	100%	100%	824
960 SFLA									824
Outbuilding Total									824

Acpt Land 40,300 **Accepted Bldg** 81,500 **Total** 121,800

Oakland
 Name: HOLT, RICHARD N.

Valuation Report

07/15/2016

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Map/Lot: 025-073

Account: 1414 Card: 1 of 1

Location: 109 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/07/2012
 Sale Price 114,900
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11061P285
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	100%		40,285
Total Acres 0.46						40,285

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,000 Sqft	Grade C 100	Base		80,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,464
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy	SFLA	1,000	Insulation		700
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	TYPICAL	TYPICAL	Average	Typical	84,084	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	100%	100%	78,198

Acpt Land	40,300	Accepted Bldg	78,200	Total	118,500
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/04/2006
 Sale Price 130,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9020P037
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285 100%		40,285
Total Acres 0.46				Land Total	40,285

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,040
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	TYPICAL	TYPICAL	Average	Typical	88,424			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		92%	100% 100%	81,350			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1996	144	C 100	1,008	Avq.	95%	100%	100%	958
Wood Deck	2013	446	B 100	4,795	Avq.	97%	100%	100%	4,651
Encl Frame Porch	1991	25	C 100	840	Avq.	92%	100%	100%	773
1,000 SFLA									
						Outbuilding Total			6,382

Acpt Land 40,300 **Accepted Bldg** 87,700 **Total** 128,000

Oakland
 Name: HAWKES, GARY S.

Valuation Report

07/15/2016

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Map/Lot: 025-075

Account: 1416 Card: 1 of 1

Location: 101 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1992
 Sale Price 75,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6534P173
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285 100%		40,285
Total Acres 0.46				Land Total	40,285

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	165 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,848
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	700
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	85,932			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		93%	100%	100%	79,917		
Outbuildings/Additions/Improvements				Percent Good			Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1996	99	D 100	554	Avg.	95%	100%	100%	526
Frame Shed	2009			----- SOUND VALUE -----					500
1,000 SFLA				Outbuilding Total					1,026
Acpt Land		40,300	Accepted Bldg		80,900	Total		121,200	

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5941P064
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
Total Acres 0.50						42,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	750 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,500
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Good	Typical	96,404
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						90,620
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	2007	72	B 100	4,774	Avq.	97%	100%	100%	4,631
Open Frame Porch	2007	108	B 100	2,114	Avq.	97%	100%	100%	2,051
Frame Garage	2007	504	B 100	9,031	Avq.	97%	100%	100%	8,760
ONE STORY FRAME	2007	360	B 100	23,870	Avq.	97%	100%	100%	23,154
Frame Shed	2007	160	B 100	1,434	Avq.	97%	100%	100%	1,391
1,432 SFLA									39,987
Outbuilding Total									39,987

Acpt Land 42,000 **Accepted Bldg** 130,600 **Total** 172,600

Oakland
 Name: JACKSON, SUZANNE M.

Valuation Report

07/15/2016

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Map/Lot: 025-077

Account: 1419 Card: 1 of 1

Location: 93 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/03/2004
 Sale Price 109,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8107P262
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
Total Acres 0.50						42,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Good	Typical	84,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
3/4S AD/GAR.....	2005	784	B 100	51,631	Avg.	97%
960 SFLA						100%
Outbuilding Total						50,082

Acpt Land	42,000	Accepted Bldg	129,800	Total	171,800
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 09/05/2008
Sale Price 143,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9853P198
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.11	Acres-Rear Land 1-10	2,800.00	308	100%		308
Total Acres 0.61			Land Total			42,308

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	81,493			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1991	340	C 100	2,856	Avq.	92%	100%	100%	2,628
Frame Shed	1990								300
960 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total						2,928			

Acpt Land 42,300 **Accepted Bldg** 77,900 **Total** 120,200

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 12/20/2013
Sale Price 134,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11595P173
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.08	Acres-Rear Land 1-10	2,800.00	224	100%		224
Total Acres 0.58			Land Total			42,224

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	86,617
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	2013	GOOD	GOOD	Average	Typical	89,456			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	82,300		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	280	C 100	14,504	Avq.	97%	100%	100%	14,069
Encl Frame Porch	2008	30	C 100	980	Avq.	97%	100%	100%	951
1,432 SFLA							Outbuilding Total		15,020

Acpt Land 42,200 **Accepted Bldg** 97,300 **Total** 139,500

Oakland
 Name: DESIDERIO, SHELLY A.

Valuation Report

07/15/2016

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Map/Lot: 025-080

Account: 1422 Card: 1 of 1

Location: 81 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/18/2002
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7115P349 JT
 Reference 2 B11754P268 A.DV.
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53						Land Total 42,084

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	83,384			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	100%	100%	76,713		
Outbuildings/Additions/Improvements							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1980	240	D 100	1,344	Avg.	70%	100%	100%	941
1,000 SFLA						Outbuilding Total			941

Acpt Land 42,100 **Accepted Bldg** 77,700 **Total** 119,800

Oakland
 Name: DELANO, SHARON C.

Valuation Report

07/15/2016

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Map/Lot: 025-081

Account: 1423 Card: 1 of 1

Location: 77 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3471P101
 Reference 2 (formerly Campbell-Delano)
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,365
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1985	0	TYPICAL	TYPICAL	Average		Typical			80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		89%	100%	100%		71,931	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	2015	160	B 100	1,721	Avq.	97%	100%	100%	1,669
Frame Shed	2015	64	C 110	493	Avq.	97%	100%	100%	478
960 SFLA						Outbuilding Total			2,147

Acpt Land 42,100 **Accepted Bldg** 74,100 **Total** 116,200

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/22/2002
 Sale Price 69,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6833P285
 Reference 2 B10107P097
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	42,000.00	40,285	100%		40,285
Total Acres 0.46						40,285

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	648 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,258
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	81,929
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						72,917

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Shed	2004	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1.75 ST GARAGE..	2009	768	B 100	19,268	Avq.	97%	100%	100%	18,690
864 SFLA						Outbuilding Total			19,733

Acpt Land 40,300 **Accepted Bldg** 92,700 **Total** 133,000

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	10/09/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B3061P198
 Reference 2 B12133P181
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.02	Acres-Rear Land 1-10	2,800.00	56	100%		56
Total Acres 0.52						Land Total 42,056

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	100%	100%
						Value Rcndd 71,931

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcndd
Wood Deck	1986	176	C 100	1,478	Avg.	89%	100%	100%	1,315
Frame Shed	1986					----- S O U N D V A L U E -----			200
Frame Garage	2003	896	B 100	16,057	Avg.	97%	100%	100%	15,575
960 SFLA						Outbuilding Total			17,090

Acpt Land	42,100	Accepted Bldg	89,000	Total	131,100
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Oakland
 Name: PARKER, MELINDA

Valuation Report

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Map/Lot: 025-084

Account: 1426 Card: 1 of 1

Location: 63 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3470P81
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.02	Acres-Rear Land 1-10	2,800.00	56	100%		56
Total Acres 0.52			Land Total			42,056

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	73,547				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	158	C 100	1,327	Avq.	91%	100%	100%	1,208
960 SFLA									1,208
Outbuilding Total									1,208

Acpt Land 42,100 **Accepted Bldg** 74,800 **Total** 116,900

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 10/01/2000
Sale Price 104,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6319P135
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	740 Sqft	Grade C 100	Base	90,866
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,191
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	96,577
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	100%	100%	87,885	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.50 ST GARAGE..	1989	484	C 100	8,809	Avq.	91%	100%	100%	8,016
1 Story/BASEMENT	1989	150	C 100	9,240	Avq.	91%	100%	100%	8,408
Open Frame Porch	1989	120	C 100	1,820	Avq.	91%	100%	100%	1,656
Patio	1989	242	C 100	678	Avq.	91%	100%	100%	617
Frame Shed	1989								300
1,445 SFLA				----- S O U N D V A L U E -----					300
								Outbuilding Total	18,997

Acpt Land 42,100 **Accepted Bldg** 106,900 **Total** 149,000

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2912P325
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.01	Acres-Rear Land 1-10	2,800.00	28	100%		28
Total Acres 0.51			Land Total			42,028

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	73,547	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	396	C 100	3,326	Avq.	91%	100%	100%	3,027
Frame Shed	1984	64	D 100	358	Avq.	85%	100%	100%	304
1.50 ST GARAGE..	2009	780	B 100	18,171	Avq.	97%	100%	100%	17,626
960 SFLA									
Outbuilding Total									20,957

Acpt Land 42,000 **Accepted Bldg** 94,500 **Total** 136,500

Oakland
 Name: SHOREY, KEITH M.

Valuation Report

07/15/2016

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Map/Lot: 025-087

Account: 1430 Card: 1 of 1

Location: 51 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1996
 Sale Price 72,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5265P158
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	42,000.00	41,151 100%		41,151
Total Acres 0.48				Land Total	41,151

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	100%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1976					----- S O U N D V A L U E -----			
Frame Garage	2003	720	C 100	10,080	Avg.	97%	100%	100%	9,778
960 SFLA						Outbuilding Total			9,978

Acpt Land	41,200	Accepted Bldg	81,900	Total	123,100
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Oakland
Name: BIXBY, MARY I.

Valuation Report

07/15/2016

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Map/Lot: 025-088

Account: 1913 Card: 1 of 1

Location: 49 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 11/01/1993
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B4568P222
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
Total Acres 0.50						42,000

Dwelling Description

Replacement Cost New

Dwelling Description		Replacement Cost New			
Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	82,921			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		90%	100%	100%			
Value(Rcnd)						74,629			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1984								200
ONE STORY FRAME	2001	480	C 110	27,350	Avq.	97%	100%	100%	26,530
Patio	2001	320	C 100	896	Avq.	97%	100%	100%	869
1,440 SFLA									
Outbuilding Total								27,599	

Acpt Land	42,000	Accepted Bldg	102,200	Total	144,200
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Oakland
 Name: RODRIGUE, ROBERT

Valuation Report

07/15/2016

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Map/Lot: 025-089

Account: 1431 Card: 1 of 1

Location: 43 ALLAGASH DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2934P36
 Reference 2 B6897P288
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.10	Acres-Rear Land 1-10	2,800.00	280	100%		280
Total Acres 0.60			Land Total			42,280

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,365
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1984	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		88%	100%	100%	71,122		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2009	96	B 100	1,900	Avq.	97%	100%	100%	1,843
Carport/Canopy	2009	360	B 100	2,904	Avq.	97%	100%	100%	2,817
960 SFLA						Outbuilding Total			4,660

Acpt Land 42,300 **Accepted Bldg** 75,800 **Total** 118,100

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2871P56
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.20	Acres-Rear Land 1-10	2,800.00	560	100%		560
Total Acres 0.70			Land Total			42,560

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	240 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,688
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	0	TYPICAL	TYPICAL	Average	Typical	83,509			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		89%	100% 100%	74,323			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2000	320	C 100	4,480	Avq.	97%	100%	100%	4,346
960 SFLA									4,346
							Outbuilding Total		4,346

Acpt Land 42,600 **Accepted Bldg** 78,700 **Total** 121,300

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/10/2012
 Sale Price 162,200
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11136P002
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.34	Acres-Rear Land 1-10	2,800.00	952	100%		952
Total Acres 0.84			Land Total			42,952

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	988 Sqft	Grade C 110	Base	123,478
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,331
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	GOOD	GOOD	Average	Typical	128,505
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	98% 100%	109,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1981	252	C 110	14,358	Avq.	87%	98%	100%	12,241
Open Frame Porch	1981	72	C 110	1,263	Avq.	87%	100%	100%	1,099
1.25 ST GARAGE..	1981	416	C 110	7,367	Avq.	87%	100%	100%	6,409
1.50 ST GARAGE..	1988	288	D 100	4,193	Avq.	91%	70%	100%	2,671
Wood Deck	1981	320	C 110	2,957	Avq.	87%	100%	100%	2,573
1,981 SFLA									24,993
Outbuilding Total									24,993

Acpt Land 43,000 **Accepted Bldg** 134,600 **Total** 177,600

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3294P4
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.41	Acres-Rear Land 1-10	2,800.00	1,148	100%		1,148
Total Acres 0.91			Land Total			43,148

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	920 Sqft	Grade C 100	Base	75,992
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	736 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,189
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,267
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Above Average	Typical	94,808
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	90%	100%	100%	85,327	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1984	34	C 100	1,761	Avq+	90%	100%	100%	1,585
Wood Deck	1984	228	C 100	1,915	Avq+	90%	100%	100%	1,724
Frame Shed	1984			----- S O U N D V A L U E -----					200
Frame Shed	2000	192	C 100	1,344	Avq.	97%	100%	100%	1,304
954 SFLA									4,813
Outbuilding Total									4,813

Acpt Land	43,100	Accepted Bldg	90,100	Total	133,200
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B12150P142
 Reference 2

Sale Data
 Sale Date 10/30/2015
 Sale Price 123,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	68,698				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1984	576	C 100	8,064	Avq.	85%	100%	100%	6,854
Wood Deck	1979	48	C 100	403	Avq.	85%	100%	100%	343
960 SFLA				Outbuilding Total					7,197

Acpt Land 42,700 **Accepted Bldg** 75,900 **Total** 118,600

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/30/2014
 Sale Price 133,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11885P298
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	42,000.00	40,721 100%		40,721
Total Acres 0.47				Land Total	40,721

Dwelling Description

Replacement Cost New

Ranch	One Story	1,092 Sqft	Grade C 100	Base	86,587
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	601 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,414
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	100,212
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	85,180

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	140	C 100	7,252	Avg.	85%	100%	100%	6,164
Wood Deck	1979	100	C 100	840	Avg.	85%	100%	100%	714
Frame Garage	1979	576	C 100	8,064	Avg.	85%	100%	100%	6,854
Frame Shed	1979			----- S O U N D V A L U E -----					100
Wood Deck	2011	48	C 100	403	Avg.	97%	100%	100%	391
1,232 SFLA									14,223

Acpt Land 40,700 **Accepted Bldg** 99,400 **Total** 140,100

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1602P397

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
1.00	Acres-Frontage 1	3,750.00	3,750	100%		3,750
1.02	Acres-Rear Land 1-10	1,500.00	1,530	100%		1,530
Total Acres 2.52			Land Total			27,780

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	660 Sqft	Grade C 100	Base	79,528
Exterior	CLAPBOARD	Masonry Trim	150Sqft	Trim	630
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-2,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1795	1985	TYPICAL	TYPICAL	Good	Typical	78,226				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	75%	94%	100%	55,149					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1 & 1/2 STORY FR	1900	450	C 100	30,303	Good	75%	94%	100%	21,363	
ONE STORY FRAME	1900	330	C 100	17,094	Good	75%	94%	100%	12,051	
ONE STORY FRAME	1900	98	C 100	5,076	Good	75%	94%	100%	3,579	
Frame Garage	1976	528	C 100	7,392	Avq.	84%	100%	100%	6,209	
Frame Shed	1970								100	
Encl Frame Porch	1900	98	C 100	2,884	Good	75%	97%	100%	2,098	
2,093 SFLA										
						----- S O U N D V A L U E -----		100		
						Outbuilding Total		45,400		
Acpt Land		27,800		Accepted Bldg		100,500		Total		128,300

Oakland
 Name: SPEAR, STEPHEN J.

Valuation Report

07/15/2016

Page 2939

Map/Lot: 025-096

Account: 2609 Card: 1 of 1

Location: 164 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Above Street
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/31/2012
 Sale Price 159,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11150P314
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.82	Acres-Rear Land 1-10	1,500.00	1,230	100%		1,230
Total Acres 1.32			Land Total			23,730

Dwelling Description

Replacement Cost New

Conventional	Two Story	610 Sqft	Grade C 110	Base	95,756
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,818
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	1/2 Finished			Attic	6,622
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	1978	GOOD	TYPICAL	Average	Typical	102,332
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	99%	100%
						65,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	1938	560	C 110	12,936	Avq.	65%	100%	100%	8,408
Frame Shed	2011	25	C 100	175	Avq.	97%	100%	100%	170
ONE STORY FRAME	1938	100	C 110	5,698	Avq.	65%	99%	100%	3,667
Encl Frame Porch	1938	60	C 110	2,002	Avq.	65%	80%	100%	1,041
1 Story/BASEMENT	1938	414	C 110	28,053	Avq.	65%	99%	100%	18,052
Encl Frame Porch	1938	25	C 110	924	Avq.	65%	100%	100%	601
Carport/Canopy	2011			----- S O U N D V A L U E -----					200
Wood Deck	2013	312	C 100	2,621	Avq.	97%	100%	100%	2,542
1,734 SFLA									
Outbuilding Total									34,681

Acpt Land 23,700 **Accepted Bldg** 100,500 **Total** 124,200

Oakland
 Name: BAIRD, STEVEN M.

Valuation Report

07/15/2016

Page 2940

Map/Lot: 025-097

Account: 1465 Card: 1 of 1

Location: 168 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/31/2013
 Sale Price 142,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11472P284
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.77	Acres-Rear Land 1-10	1,500.00	1,155	100%		1,155
Total Acres 1.27			Land Total			23,655

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,100 Sqft	Grade B 110	Base	122,609
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,971
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,816
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	131,944
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	127,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	2003	14	B 110	1,021	Avq.	97%	100%	100%	990
1SFr Overhanq	2003	24	B 110	1,751	Avq.	97%	100%	100%	1,698
Wood Deck	2004	168	B 100	1,806	Avq.	97%	100%	100%	1,752
1,138 SFLA									
Outbuilding Total									4,440

Acpt Land 23,700 **Accepted Bldg** 132,400 **Total** 156,100

Oakland
 Name: STEEVES, ERNEST C.

Valuation Report

07/15/2016

Page 2941

Map/Lot: 025-098

Account: 884 Card: 1 of 1

Location: 174 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1997
 Sale Price 68,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5505P237

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.09	Acres-Rear Land 1-10	1,500.00	135	100%		135
Total Acres 0.59			Land Total			22,635

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	0	TYPICAL	TYPICAL	Average	Typical	77,746			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)				
None	None	85%	100%	100%	66,084				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	2001	504	C 100	4,234	Avq.	97%	100%	100%	4,107
Frame Shed	1978								200
912 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total								4,307	

Acpt Land 22,600 **Accepted Bldg** 70,400 **Total** 93,000

Oakland
 Name: BICKFORD, DONNA L.

Valuation Report

07/15/2016

Page 2942

Map/Lot: 025-099

Account: 964 Card: 1 of 1

Location: 178 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1555P396
 Reference 2 B11820P085
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 37 39 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	22,500.00	19,092	100%		19,092
Total Acres 0.36						19,092

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	78,456
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						68,257

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1981	160	C 100	4,620	Avq.	87%	100%	100%	4,019
Wood Deck	1981	96	C 100	806	Avq.	87%	100%	100%	701
Frame Shed	1981			----- S O U N D V A L U E -----					200
Frame Garage	2012	576	C 100	8,064	Avq.	97%	100%	100%	7,822
960 SFLA				Outbuilding Total					12,742

Acpt Land	19,100	Accepted Bldg	81,000	Total	100,100
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Oakland
 Name: WEBBER, GORDON B.

Valuation Report

07/15/2016

Page 2943

Map/Lot: 025-100

Account: 782 Card: 1 of 1

Location: 182 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1805P314
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	22,500.00	17,135	100%		17,135
Total Acres 0.29						Land Total
						17,135

Dwelling Description

Replacement Cost New

Cape Cod	One Story	832 Sqft	Grade C 100	Base	70,571
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	224 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,536
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,148
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1971	0	TYPICAL	TYPICAL	Average	Typical	90,255			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	73,107				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1996	120	C 100	1,008	Avg.	95%	100%	100%	958
Frame Shed	1990	120	C 100	840	Avg.	92%	100%	100%	773
832 SFLA						Outbuilding Total			1,731

Acpt Land	17,100	Accepted Bldg	74,800	Total	91,900
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Oakland
 Name: DEVEREAUX, ELAINE M.

Valuation Report

07/15/2016

Page 2944

Map/Lot: 025-101

Account: 2950 Card: 1 of 1

Location: 10 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1995
 Sale Price 79,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4896P236
 Reference 2 B11726P080
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.25	Acres-Rear Land 1-10	2,800.00	700	100%		700
Total Acres 0.75						Land Total 42,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	208 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,312
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1973	0	TYPICAL	TYPICAL	Average	Typical	99,130	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	81,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	299	C 100	2,512	Avg.	85%	100%	100%	2,135
Frame Shed	1973			---- SOUND VALUE ----					300
Frame Shed	1973			---- SOUND VALUE ----					100
1,248 SFLA				Outbuilding Total					2,535

Acpt Land 42,700 **Accepted Bldg** 83,800 **Total** 126,500

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/01/1999
Sale Price 89,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6468P015
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.25	Acres-Rear Land 1-10	2,800.00	700	100%		700
Total Acres 0.75			Land Total			42,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 100	Base	95,211
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	739 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	13,146
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,036
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	113,913			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)				
None	None	82%	100%	100%	93,409				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	1974	128	C 100	1,932	Avq.	82%	100%	100%	1,584
1,232 SFLA						Outbuilding Total			1,584

Acpt Land 42,700 **Accepted Bldg** 95,000 **Total** 137,700

Valuation Report

Map/Lot: 025-103

Account: 282 Card: 1 of 1

Location: 16 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/09/2011
 Sale Price 159,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10831P101
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.24	Acres-Rear Land 1-10	2,800.00	672	100%		672
Total Acres 0.74			Land Total			42,672

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	107,769
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	380 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,320
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,036
Rooms	83	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1971	0	TYPICAL	TYPICAL	Average	Typical	120,485	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....		None		81%	89%	100%	86,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1992	340	C 100	25,228	Avq.	81%	89%	100%	18,187
TWO STORY FRAME	1992	306	C 100	23,776	Avq.	81%	89%	100%	17,141
Wood Deck	1992	318	C 100	2,671	Avq.	81%	95%	100%	2,056
2,590 SFLA									
Outbuilding Total									37,384

Acpt Land 42,700 **Accepted Bldg** 124,200 **Total** 166,900

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/01/1996
Sale Price 74,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5093P184
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.25	Acres-Rear Land 1-10	2,800.00	700	100%		700
Total Acres 0.75			Land Total			42,700

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	100,071
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,459
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	103,530			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
STYLE.....		None		80%	93%	100%	77,026		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1970	572	C 100	42,442	Avq.	80%	93%	100%	31,577
1,976 SFLA						Outbuilding Total			31,577

Acpt Land 42,700 **Accepted Bldg** 108,600 **Total** 151,300

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/29/2011
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10821P113
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.23	Acres-Rear Land 1-10	2,800.00	644	100%		644
Total Acres 0.73			Land Total			42,644

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	100,071
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	327 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,578
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,459
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Good	Typical	109,788
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	95,516

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1973	336	C 100	4,704	Good	87%	100%	100%	4,092
Wood Deck	2000	180	C 100	1,512	Avq.	97%	100%	100%	1,467
Wood Deck	2000	64	C 100	538	Avq.	97%	100%	100%	522
1,404 SFLA									
Outbuilding Total									6,081

Acpt Land 42,600 **Accepted Bldg** 101,600 **Total** 144,200

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 07/20/2009
Sale Price 132,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10156P235
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	582 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,148
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Above Average	Typical	102,966			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		85%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1972	40	C 100	700	Avq+	85%	100%	100%	595
Frame Garage	1972	480	C 100	6,720	Avq.	81%	100%	100%	5,443
1,248 SFLA						Outbuilding Total		6,038	

Acpt Land 42,700 **Accepted Bldg** 93,600 **Total** 136,300

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 02/27/2009
 Sale Price 145,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9998P301
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	1,104 Sqft	Grade C 110	Base	96,059
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,992
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	GOOD	Good	Typical	99,051
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
Value(Rcnld)						87,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1974	406	C 110	6,252	Good	88%	100%	100%	5,502
ONE STORY FRAME	1974	432	C 110	24,615	Good	88%	100%	100%	21,661
Frame Shed	2009	256	B 100	2,293	Avq.	97%	100%	100%	2,224
1,536 SFLA									
Outbuilding Total									29,387

Acpt Land 42,700 **Accepted Bldg** 116,600 **Total** 159,300

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1807P219
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	706 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,884
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Above Average	Typical	93,781			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	84%	100%	100%	78,776				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1973	154	C 100	1,294	Avq+	84%	100%	100%	1,087
Frame Shed	2002	128	C 100	896	Avq.	97%	100%	100%	869
1,008 SFLA									
						Outbuilding Total			1,956

Acpt Land 42,700 **Accepted Bldg** 80,700 **Total** 123,400

Oakland
 Name: GIGUERE, GLORIA J.

Valuation Report

07/15/2016

Page 2952

Map/Lot: 025-109

Account: 1460 Card: 1 of 1

Location: 42 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B2796P79
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.23	Acres-Rear Land 1-10	2,800.00	644	100%		644
Total Acres 0.73			Land Total			42,644

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 100	Base	92,994
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	4,816
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,947
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	101,597			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	82,294				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	270	C 100	2,268	Avq.	81%	100%	100%	1,837
Frame Shed	1972								200
----- S O U N D V A L U E -----									
1,196 SFLA									
						Outbuilding Total			2,037

Acpt Land 42,600 **Accepted Bldg** 84,300 **Total** 126,900

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3637P320
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,236 Sqft	Grade C 100	Base	95,458
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	309 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	7,126
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,046
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	109,830
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		84%	99% 100%	91,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	1976	240	C 100	2,016	Avq.	84%	100%	100%	1,693
1 Story/BASEMENT	2001	468	C 100	28,829	Avq.	97%	99%	100%	27,684
Open Frame Porch	1976	12	C 100	308	Avq.	84%	100%	100%	259
1,704 SFLA									
Outbuilding Total									29,636

Acpt Land	42,700	Accepted Bldg	121,000	Total	163,700
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Oakland
Name: ROY, DREW

Valuation Report

07/15/2016

Page 2954

Map/Lot: 025-111

Account: 361 Card: 1 of 1

Location: 50 OAK HILL DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 05/30/2008
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B9744P094
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	22,500.00	22,500	100%		22,500
0.26	Acres-Rear Land 1-10	1,500.00	390	100%		390
Total Acres 0.76			Land Total			22,890

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Poor	Typical	83,897			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	69%	40%	100%	23,156				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1998	408	C 100	5,712	Poor	93%	40%	100%	2,125
1,008 SFLA						Outbuilding Total			2,125

Acpt Land 22,900 **Accepted Bldg** 25,300 **Total** 48,200

Oakland
 Name: JACUNSKI, LISA A.

Valuation Report

07/15/2016

Page 2955

Map/Lot: 025-112

Account: 2710 Card: 1 of 1

Location: 54 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/03/2005
 Sale Price 122,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8530P192
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	79%	100%	100%	63,849				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1968	48	C 100	2,486	Avq.	79%	100%	100%	1,964
Frame Shed	2002	48	C 100	336	Avq.	97%	100%	100%	326
1,008 SFLA									2,290
Outbuilding Total									2,290

Acpt Land 42,700 **Accepted Bldg** 66,100 **Total** 108,800

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/24/2012
 Sale Price 124,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11020P074
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1974	0	TYPICAL	TYPICAL	Average	Typical	80,821					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)						
None	None	82%	100%	100%	66,273						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Frame Garage	1974	520	C 100	7,280	Avq.	82%	100%	100%	5,970		
Wood Deck	1990	360	C 100	3,024	Avq.	82%	100%	100%	2,480		
1SFr Overhang	1974	48	C 100	2,486	Avq.	82%	100%	100%	2,039		
Frame Shed	1974			----- S O U N D V A L U E -----					200		
Wood Deck	1990	500	D 100	3,360	Avq.	92%	100%	100%	3,091		
1,008 SFLA									13,780		
Acpt Land						42,700	Accepted Bldg		80,100	Total	122,800

Oakland
 Name: GILBERT, LEE ANN

Valuation Report

07/15/2016

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Map/Lot: 025-114

Account: 1921 Card: 1 of 1

Location: 60 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3950P202
 Reference 2 B7287P287
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000	
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728	
Total Acres 0.76						Land Total	42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	83,041
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	85,525	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	70,130

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1974	170	C 100	8,806	Avq.	82%	100%	100%	7,221
Wood Deck	1974	250	C 100	2,100	Avq.	82%	100%	100%	1,722
Frame Garage	2007	960	B 100	17,203	Avq.	97%	100%	100%	16,687
1,178 SFLA						Outbuilding Total			25,630

Acpt Land 42,700 **Accepted Bldg** 95,800 **Total** 138,500

Oakland
 Name: STALILONIS, PETER J.

Valuation Report

07/15/2016

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Map/Lot: 025-115

Account: 606 Card: 1 of 1

Location: 66 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/18/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10864P058
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	942 Sqft	Grade C 100	Base	77,347
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	471 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,275
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,321
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	84,943
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	97% 100%	69,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	164	C 100	1,378	Avq.	84%	100%	100%	1,158
1SFr Overhang	1976	70	C 100	3,626	Avq.	84%	100%	100%	3,046
Frame Garage	1976	308	C 100	4,312	Avq.	84%	100%	100%	3,622
1,012 SFLA									
Outbuilding Total									7,826

Acpt Land 42,700 **Accepted Bldg** 77,000 **Total** 119,700

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B1867P289
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	448 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,272
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	90,169			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Value(Rcnd)						74,840			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1975	192	C 100	9,946	Avg.	83%	100%	100%	8,255
Frame Shed	1975			----- SOUND VALUE -----					100
Frame Shed	1975			----- SOUND VALUE -----					200
Wood Deck	1999	120	D 100	806	Avg.	97%	100%	100%	782
Wood Deck	1999	48	C 100	403	Avg.	97%	100%	100%	391
1,200 SFLA									9,728
Outbuilding Total									9,728
Acpt Land		42,700		Accepted Bldg		84,600		Total	127,300

Oakland
 Name: MOORE, ROBERT R. JR.

Valuation Report

07/15/2016

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Map/Lot: 025-117

Account: 2891 Card: 1 of 1

Location: 72 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/01/2001
 Sale Price 72,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6421P296
 Reference 2 B10935P030
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76						Land Total 42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Very Good	Typical	84,737
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	75,416

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1975	360	C 100	5,040	V.G.	89%	100%	100%	4,486
Wood Deck	2006	470	B 100	5,054	Avq.	97%	100%	100%	4,902
Frame Shed	2003	180	C 100	1,260	Avq.	97%	100%	100%	1,222
1,008 SFLA									Outbuilding Total 10,610

Acpt Land 42,700 **Accepted Bldg** 86,000 **Total** 128,700

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3100P5
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000	
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728	
Total Acres 0.76						Land Total	42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	1985	TYPICAL	TYPICAL	Above Average	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						Value
						Rcnld
						68,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
ONE STORY FRAME	1975	84	C 100	4,351	Avq+	85%	100%	100%	3,698	
1SFr Overhanq	1975	48	C 100	2,486	Avq+	85%	100%	100%	2,113	
Frame Shed	1975								200	
----- S O U N D V A L U E -----										
1,092 SFLA									Outbuilding Total	6,011

Acpt Land	42,700	Accepted Bldg	74,700	Total	117,400
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Oakland
 Name: CLARK, TERRI L.

Valuation Report

07/15/2016

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Map/Lot: 025-119

Account: 1531 Card: 1 of 1

Location: 82 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 07/01/1992
 Sale Price 64,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7774P093
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	920 Sqft	Grade C 100	Base	77,512
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	460 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,440
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Good	Typical	83,952			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	100%	73,878				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	192	C 100	1,613	Good	88%	100%	100%	1,419
1SFr Overhanq	1976	33	C 100	1,709	Good	88%	100%	100%	1,504
953 SFLA						Outbuilding Total			2,923

Acpt Land 42,700 **Accepted Bldg** 76,800 **Total** 119,500

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 08/01/2001
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6611P054
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.30	Acres-Rear Land 1-10	2,800.00	840	100%		840
Total Acres 0.80			Land Total			42,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	83,041
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	83,041
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	69,754	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1976	288	D 100	1,935	Avq.	60%	100%	100%	1,161
Frame Shed	2000	64	C 100	448	Avq.	97%	100%	100%	435
Encl Frame Porch	2001	48	C 100	1,484	Avq.	97%	100%	100%	1,439
Frame Garage	2001	400	C 100	5,600	Avq.	97%	100%	100%	5,432
1,008 SFLA									8,467
Outbuilding Total									8,467

Acpt Land 42,800 **Accepted Bldg** 78,200 **Total** 121,000

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/01/1994
 Sale Price 79,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4642P320
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.48	Acres-Rear Land 1-10	2,800.00	1,344	100%		1,344
Total Acres 0.98			Land Total			43,344

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	924 Sqft	Grade C 100	Base	76,238
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	462 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	7,868
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,277
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	86,383
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	70,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1974	28	C 100	532	Avq.	82%	100%	100%	436
1SFr Overhang	1974	70	C 100	3,626	Avq.	82%	100%	100%	2,973
Wood Deck	1974	288	C 100	2,419	Avq.	82%	100%	100%	1,984
994 SFLA						Outbuilding Total			5,393

Acpt Land 43,300 **Accepted Bldg** 76,200 **Total** 119,500

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/01/2001
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6378P057
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.46	Acres-Rear Land 1-10	2,800.00	1,288	100%		1,288
Total Acres 0.96			Land Total			43,288

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	604 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,456
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	92,353			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	82%	100%	100%	75,729				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2005	25	C 100	840	Avq.	97%	100%	100%	815
Frame Garage	2005	352	C 100	4,928	Avq.	97%	100%	100%	4,780
1,008 SFLA									5,595
						Outbuilding Total			

Acpt Land 43,300 **Accepted Bldg** 81,300 **Total** 124,600

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data	
Sale Date	03/01/2000
Sale Price	88,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 B9480P118
 Reference 2 B11335P260
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.45	Acres-Rear Land 1-10	2,800.00	1,260	100%		1,260
Total Acres 0.95			Land Total			43,260

Dwelling Description				Replacement Cost New	
Conventional	Two Story	924 Sqft	Grade C 100	Base	114,358
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,553
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Below Average	Typical	112,569
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
STYLE.....	None	81%	85%	100%	77,504	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1978	360	C 100	5,040	Avq.	85%	100%	100%	4,284
TWO STORY FRAME	1978	216	C 100	16,783	Avq-	81%	85%	100%	11,555
ONE STORY FRAME	1978	216	C 100	11,189	Avq-	81%	85%	100%	7,704
Wood Deck	1978	300	C 100	2,520	Avq.	85%	100%	100%	2,142
Frame Shed	1978	64	C 100	448	Avq-	81%	90%	100%	327
Open Frame Porch	1978	252	C 100	3,668	Avq.	85%	100%	100%	3,118
Frame Garage	1978	320	C 100	4,480	Avq.	85%	100%	100%	3,808
Swimming Pool	1978	720	C 100	7,000	Avq-	99%	100%	100%	6,930
Wood Deck	1978	64	C 100	538	Avq.	85%	100%	100%	457
Jacuzzi #	1995	1	C 100	3,500	Avq.	95%	100%	100%	3,325
2,496 SFLA									43,650

Acpt Land	43,300	Accepted Bldg	121,200	Total	164,500
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Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3189P180
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.44	Acres-Rear Land 1-10	2,800.00	1,232	100%		1,232
Total Acres 0.94			Land Total			43,232

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	968 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	118,423 0 0
Foundation	Concrete Slab	Basement	None	Basement	-10,164
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,770
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	114,709
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
STYLE.....	None	83%	89%	100%	84,736	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1975	616	C 100	45,707	Avq.	83%	89%	100%	33,764
Wood Deck	1975	96	C 100	806	Avq.	83%	95%	100%	636
1SFr Overhanq	1975	88	C 100	4,558	Avq.	83%	89%	100%	3,367
2,640 SFLA									37,767
Outbuilding Total									37,767

Acpt Land	43,200	Accepted Bldg	122,500	Total	165,700
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/10/2008
 Sale Price 73,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9851P246
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.42	Acres-Rear Land 1-10	2,800.00	1,176	100%		1,176
Total Acres 0.92			Land Total			43,176

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story OTHER 1 OTHER Units-0	528 Sqft Masonry Trim Roof Cover	Grade C 100 200Sqft Asphalt Shingles	Base Trim Roof	77,767 840 0
Foundation	Concrete Slab	Basement	None	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,602
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Good	Typical	80,285
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		89%	99% 100%	70,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Frame Garage	1977	264	C 100	3,696	Good	89%	100%	100%	3,289
ONE STORY FRAME	1977	264	C 100	13,675	Good	89%	99%	100%	12,049
ONE STORY FRAME	1977	396	C 100	20,513	Good	89%	99%	100%	18,074
Frame Shed	1977	320	C 100	2,240	Good	89%	100%	100%	1,994
1SFr Overhanq	1977	96	C 100	4,973	Good	89%	99%	100%	4,382
SAUNA.....	1980	80	C 100	4,480	Avq.	86%	100%	100%	3,853
1,812 SFLA									43,641

Accpt Land	43,200	Accepted Bldg	114,400	Total	157,600
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Oakland
 Name: SCULLY, MICHAEL J.

Valuation Report

07/15/2016

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Map/Lot: 025-126

Account: 421 Card: 1 of 1

Location: 110 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2163P276
 Reference 2 B10596P151
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
1.09	Acres-Rear Land 1-10	2,800.00	3,052	100%		3,052
Total Acres 1.59						45,052

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,184 Sqft	Grade C 110	Base	101,480
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1065 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,401
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,209
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	125,248
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	103,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Frame Garage	1975	576	C 110	8,870	Avq.	83%	100%	100%	7,362
1SFr Overhang	1975	80	C 110	4,558	Avq.	83%	100%	100%	3,783
Frame Shed	2000	80	C 100	560	Avq.	97%	100%	100%	543
1,264 SFLA									
Outbuilding Total									11,688

Acpt Land 45,100 **Accepted Bldg** 115,600 **Total** 160,700

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/25/2002
 Sale Price 110,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7166P254
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
3.10	Acres-Rear Land 1-10	2,800.00	8,680	100%		8,680
Total Acres 3.60			Land Total			50,680

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	924 Sqft	Grade B 90	Base	87,827
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	462 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,451
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,623
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	97,901
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	100% 100%	93,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1997	44	B 90	2,626	Avq.	96%	100%	100%	2,521
1SFr Overhanq	1997	28	B 90	1,670	Avq.	96%	100%	100%	1,603
Wood Deck	1998	120	B 90	1,162	Avq.	96%	100%	100%	1,116
996 SFLA						Outbuilding Total			5,240

Acpt Land 50,700 **Accepted Bldg** 99,200 **Total** 149,900

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/01/2001
 Sale Price 101,898
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6620P156
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
3.60	Acres-Rear Land 1-10	2,800.00	10,080	100%		10,080
Total Acres 4.10			Land Total			52,080

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,232 Sqft	Grade B 100	Base	121,870
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,886
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	GOOD	GOOD	Average	Typical	128,982			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
None		None		97%	100%	100%	125,113		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2001	192	C 100	1,613	Avq.	97%	100%	100%	1,565
1SFr Overhanq	2001	38	B 100	2,520	Avq.	97%	100%	100%	2,444
1,270 SFLA									4,009
Outbuilding Total									4,009

Acpt Land 52,100 **Accepted Bldg** 129,100 **Total** 181,200

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/03/2013
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11506P090
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.34	Acres-Rear Land 1-10	2,800.00	952	100%		952
Total Acres 0.84			Land Total			42,952

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	924 Sqft	Grade C 100	Base	76,238
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	831 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,634
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,277
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Good	Typical	95,189
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	99% 100%	83,871

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1978	330	C 100	25,641	Good	89%	99%	100%	22,592
1SFr Overhanq	1978	114	C 100	5,905	Good	89%	99%	100%	5,202
ONE STORY FRAME	1978	60	C 100	3,108	Good	89%	99%	100%	2,738
Frame Garage	1994	1008	C 100	14,112	Avg.	94%	100%	100%	13,265
Wood Deck	1999	200	D 100	1,344	Fair	95%	50%	100%	638
1,758 SFLA									44,435

Acpt Land 43,000 **Accepted Bldg** 128,300 **Total** 171,300

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3804P149
 Reference 2 B12182P299 Life Estate
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.33	Acres-Rear Land 1-10	2,800.00	924	100%		924
Total Acres 0.83						Land Total 42,924

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,200 Sqft	Grade C 110	Base	102,564
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,784
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1972	0	TYPICAL	TYPICAL	Average	Typical	125,682	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	101,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Open Frame Porch	1972	192	C 110	3,111	Avq.	81%	100%	100%	2,520
Open Frame Porch	1972	16	C 110	400	Avq.	81%	100%	100%	324
Wood Deck	1972	270	C 110	2,495	Avq.	81%	100%	100%	2,021
Frame Garage	1972	864	C 100	12,096	Avq.	81%	100%	100%	9,798
1SFr Overhang	1972	192	C 110	10,940	Avq.	81%	100%	100%	8,861
Carport/Canopy	1997	200	D 100	1,008	Avq.	96%	50%	100%	484
1,392 SFLA									Outbuilding Total 24,008

Acpt Land	42,900	Accepted Bldg	125,800	Total	168,700
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 05/15/2015
Sale Price 177,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11994P280
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
1.15	Acres-Rear Land 1-10	2,800.00	3,220	100%		3,220
Total Acres 1.65			Land Total			45,220

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,162 Sqft	Grade C 105	Base	124,077
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,509
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Above Average	Typical	133,437
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	99%	100%
						113,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1976	266	C 105	4,057	Avq+	86%	100%	100%	3,489
1.75 ST GARAGE..	1976	720	C 100	14,112	Avq.	84%	100%	100%	11,854
Frame Shed	1976	240	D 100	1,344	Avq.	75%	100%	100%	1,008
Wood Deck	2012	48	C 100	403	Avq.	97%	100%	100%	391
1,743 SFLA									
Outbuilding Total									16,742

Acpt Land 45,200 **Accepted Bldg** 130,400 **Total** 175,600

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/15/2004
 Sale Price 133,750
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7992P286
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.30	Acres-Rear Land 1-10	2,800.00	840	100%		840
Total Acres 0.80			Land Total			42,840

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,064 Sqft	Grade C 100	Base	80,619
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,622
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	96,401
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	79,049	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Frame Garage	1974	608	C 100	8,512	Avq.	82%	100%	100%	6,980	
Wood Deck	1974	36	C 100	302	Avq+	85%	0%	100%	0	
Swimming Pool	1974	720	C 100	7,000	Avq.	99%	100%	100%	6,930	
Frame Shed	1974								300	
----- S O U N D V A L U E -----									300	
1,064 SFLA									Outbuilding Total	14,210

Acpt Land 42,800 **Accepted Bldg** 93,300 **Total** 136,100

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 03/01/2001
Sale Price 81,200
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B6436P288
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.31	Acres-Rear Land 1-10	2,800.00	868	100%		868
Total Acres 0.81			Land Total			42,868

Dwelling Description

Replacement Cost New

Split Level	One Story	600 Sqft	Grade C 105	Base	59,094
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,552
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,764
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	64,615			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	83%	79%	100%	42,368				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1975	533	C 100	41,415	Avq.	83%	79%	100%	27,155
TWO STORY FRAME	1975	525	C 105	42,833	Avq.	83%	93%	100%	33,062
Open Frame Porch	1975	216	C 100	3,164	Avq.	83%	100%	100%	2,626
1SFr Overhang	1975	141	C 100	7,304	Fair	75%	93%	100%	5,095
Wood Deck	2001	368	C 100	3,091	Avq.	97%	100%	100%	2,998
2,857 SFLA									
						Outbuilding Total			73,389
Acpt Land		42,900	Accepted Bldg		115,800	Total			158,700

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5032P007
 Reference 2

Sale Data
 Sale Date 12/01/1995
 Sale Price 85,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.30	Acres-Rear Land 1-10	2,800.00	840	100%		840
Total Acres 0.80			Land Total			42,840

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	998 Sqft	Grade C 100	Base	105,036
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,600
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,689
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	115,165
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	99% 100%	95,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	384	C 100	19,891	Good	88%	99%	100%	17,329
Wood Deck	1999	240	C 100	2,016	Avq.	84%	100%	100%	1,693
Wood Deck	1976	96	C 100	806	Avq.	84%	100%	100%	677
Swimming Pool	1981	512	C 100	7,000	Avq.	84%	100%	100%	5,880
Frame Shed	2001	200	C 100	1,400	Avq.	97%	100%	100%	1,358
Frame Garage	2002	528	C 100	7,392	Avq.	97%	100%	100%	7,170
1,881 SFLA									34,107
Outbuilding Total									34,107

Acpt Land	42,800	Accepted Bldg	129,900	Total	172,700
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 03/20/2013
 Sale Price 95,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11334P118
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.30	Acres-Rear Land 1-10	2,800.00	840	100%		840
Total Acres 0.80			Land Total			42,840

Dwelling Description

Replacement Cost New

Conventional	One Story	1,250 Sqft	Grade C 110	Base	105,952
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,437
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH	HEARTH	1,848
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	93,363			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		80%	100% 100%	74,690			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	320	D 100	13,261	Avq.	80%	100%	100%	10,609
Frame Shed	1970	96	C 100	672	Avq.	75%	100%	100%	504
1,570 SFLA									
Outbuilding Total									11,113

Acpt Land 42,800 **Accepted Bldg** 85,800 **Total** 128,600

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 01/19/2007
 Sale Price 157,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12198P5
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.28	Acres-Rear Land 1-10	2,800.00	784	100%		784
Total Acres 0.78			Land Total			42,784

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	806 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,027
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	93,764
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		88%	100%	100%
Value(Rcnd)						82,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1975	396	C 100	5,544	Good	88%	100%	100%	4,879
Wood Deck	1975	336	C 100	2,822	Good	88%	100%	100%	2,483
Frame Shed	1975			----- S O U N D V A L U E -----					300
Swimming Pool	1975	512	C 100	7,000	Good	99%	100%	100%	6,930
Outbuilding Total									14,592

Acpt Land 42,800 **Accepted Bldg** 97,100 **Total** 139,900

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 05/26/2008
Sale Price 157,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B11802P053 JT
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.28	Acres-Rear Land 1-10	2,800.00	784	100%		784
Total Acres 0.78			Land Total			42,784

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,008 Sqft	Grade C 105	Base	85,483
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	750 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	12,495
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,608
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,410
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	104,996
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						89,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	36	C 105	1,959	Avq+	85%	100%	100%	1,665
Encl Frame Porch	1975	192	D 100	4,413	Avq.	83%	100%	100%	3,663
Frame Shed	1975			---- S O U N D V A L U E ----				400	
Frame Shed	1975			---- S O U N D V A L U E ----				100	
1,044 SFLA								Outbuilding Total	5,828

Acpt Land	42,800	Accepted Bldg	95,100	Total	137,900
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Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10450P031
 Reference 2

Sale Data
 Sale Date 06/18/2010
 Sale Price 140,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	750 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	11,900
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	98,317
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	100%	100%	80,620	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1974	72	C 100	3,730	Avq.	82%	100%	100%	3,059
Wood Deck	1974	452	C 100	3,797	Avq.	82%	100%	100%	3,114
Frame Shed	1974			----- S O U N D V A L U E -----					300
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Wood Deck	2004	144	C 100	1,210	Avq.	97%	100%	100%	1,174
1,080 SFLA									Outbuilding Total 11,042

Acpt Land 42,700 **Accepted Bldg** 91,700 **Total** 134,400

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/1996
 Sale Price 74,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5632P284
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.26	Acres-Rear Land 1-10	2,800.00	728	100%		728
Total Acres 0.76			Land Total			42,728

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	81,413
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	66,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1974								300
Wood Deck	1998	272	D 100	1,828	Avq.	96%	100%	100%	1,755
Frame Shed	2004	192	B 100	1,721	Avq.	97%	90%	100%	1,502
Wood Deck	2004	96	B 100	1,032	Avq.	97%	100%	100%	1,001
Patio	2004	100	C 100	280	Avq.	97%	100%	100%	272
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,008 SFLA									8,225

Acpt Land 42,700 **Accepted Bldg** 75,000 **Total** 117,700

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 06/30/2010
Sale Price 89,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B10463P029
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.23	Acres-Rear Land 1-10	2,800.00	644	100%		644
Total Acres 0.73			Land Total			42,644

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade C 100	Base	85,848
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	180 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,016
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,661
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	90,525
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	100%	100%	75,136	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1975	676	C 100	9,464	Avq.	83%	100%	100%	7,855
Patio	2004	100	C 100	280	Avq.	97%	100%	100%	272
ONE STORY FRAME	2013	144	C 100	7,459	Avq.	97%	100%	100%	7,235
Carport/Canopy	2014	208	C 100	1,310	Avq.	97%	100%	100%	1,271
1,224 SFLA						Outbuilding Total			16,633

Acpt Land 42,600 **Accepted Bldg** 91,800 **Total** 134,400

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B3183P329
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.60	Acres-Rear Land 1-10	2,800.00	1,680	100%		1,680
Total Acres 1.10			Land Total			43,680

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	83,341
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	82%	97%	100%	66,289	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
1SFr Overhang	1974	66	C 100	3,419	Avq.	82%	97%	100%	2,720	
Frame Shed	1974			----- S O U N D V A L U E -----					300	
Wood Deck	1974	100	C 100	840	Avq.	82%	100%	100%	689	
ONE STORY FRAME	1996	35	C 100	1,813	Avq.	95%	97%	100%	1,670	
ONE STORY FRAME	1996	300	C 100	15,540	Avq.	95%	97%	100%	14,320	
1S AD/GAR.....	1996	720	C 100	53,424	Avq.	95%	97%	100%	49,230	
Wood Deck	2004	80	C 100	672	Avq.	97%	100%	100%	652	
Wood Deck	2005	172	B 100	1,849	Avq.	97%	100%	100%	1,794	
2,081 SFLA									Outbuilding Total	71,375

Acpt Land	43,700	Accepted Bldg	137,700	Total	181,400
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 11/01/1997
 Sale Price 61,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5505P335
 Reference 2 B10444P001
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.53	Acres-Rear Land 1-10	2,800.00	1,484	100%		1,484
Total Acres 1.03					Land Total	43,484

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Good	Typical	83,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		86%	97%	100%	69,987		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1975	280	C 100	3,920	Good	86%	100%	100%	3,371
Wood Deck	1975	144	D 100	967	Fair	50%	100%	100%	484
1,008 SFLA							Outbuilding Total	3,855	

Acpt Land 43,500 **Accepted Bldg** 73,800 **Total** 117,300

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2574P260
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.19	Acres-Rear Land 1-10	2,800.00	532	100%		532
Total Acres 0.69			Land Total			42,532

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	924 Sqft	Grade C 100	Base	76,238
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	693 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	9,162
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,277
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	89,357
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		84%	100% 100%	75,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1973	70	C 100	3,626	Avq.	84%	100%	100%	3,046
Wood Deck	1989	192	C 100	1,613	Avq.	91%	100%	100%	1,468
Wood Deck	2009	112	B 100	1,204	Avq.	97%	100%	100%	1,168
Frame Shed	2009	96	B 100	860	Avq.	97%	100%	100%	834
994 SFLA						Outbuilding Total			6,516

Acpt Land	42,500	Accepted Bldg	81,600	Total	124,100
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Oakland
 Name: LADD, KAY J.

Valuation Report

07/15/2016

Page 2987

Map/Lot: 025-143

Account: 1165 Card: 1 of 1

Location: 47 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B4228P028
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.19	Acres-Rear Land 1-10	2,800.00	532	100%		532
Total Acres 0.69			Land Total			42,532

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 100	Base	81,784
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,434
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	84,218
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	83%	100%	100%	69,901	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1975	104	C 100	5,387	Avq.	83%	100%	100%	4,471	
Open Frame Porch	1975	190	C 100	2,800	Avq.	83%	100%	100%	2,324	
Frame Garage	1975	364	C 100	5,096	Avq.	83%	100%	100%	4,230	
Carport/Canopy	1975	238	D 100	1,200	Fair	75%	100%	100%	900	
Frame Shed	1975	126	D 100	706	Fair	75%	100%	100%	530	
Frame Shed	1975								100	
----- SOUND VALUE -----									100	
1,092 SFLA									Outbuilding Total	12,555

Acpt Land	42,500	Accepted Bldg	82,500	Total	125,000
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 04/01/2008
 Sale Price 87,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9692P183
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.19	Acres-Rear Land 1-10	2,800.00	532	100%		532
Total Acres 0.69			Land Total			42,532

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	8,456
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Above Average	Typical	92,353
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						79,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	150	C 100	1,260	Avq+	86%	100%	100%	1,084
Encl Frame Porch	1997	128	C 100	3,724	Avq.	96%	100%	100%	3,575
Wood Deck	2009	80	B 100	860	Avq.	97%	100%	100%	834
1,008 SFLA									
Outbuilding Total									5,493

Acpt Land 42,500 **Accepted Bldg** 84,900 **Total** 127,400

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/23/2009
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10255P032
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.19	Acres-Rear Land 1-10	2,800.00	532	100%		532
Total Acres 0.69			Land Total			42,532

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	605 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,470
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	TYPICAL	Average	Typical	94,887
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		82%	100% 100%	77,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	1974	288	C 100	2,419	Avq.	82%	100%	100%	1,984
1S AD/GAR.....	1990	416	C 100	30,867	Avq.	92%	100%	100%	28,398
Open Frame Porch	2006	50	B 100	1,075	Avq.	97%	100%	100%	1,043
1,424 SFLA									
Outbuilding Total									31,425

Acpt Land 42,500 **Accepted Bldg** 109,200 **Total** 151,700

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 09/01/1994
 Sale Price 96,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4761P175
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 64 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.19	Acres-Rear Land 1-10	2,800.00	532	100%		532
Total Acres 0.69			Land Total			42,532

Dwelling Description

Replacement Cost New

Ranch	One Story	1,118 Sqft	Grade C 105	Base	92,598
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,892
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Above Average	Typical	95,490			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	86%	100%	100%	82,121				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1976	240	C 105	13,054	Avq+	86%	100%	100%	11,226
Frame Garage	1976	572	C 105	8,408	Avq+	86%	100%	100%	7,231
Wood Deck	1976	400	C 105	3,528	Avq+	86%	100%	100%	3,034
Wood Deck	1976	64	C 105	564	Avq+	86%	100%	100%	485
Frame Shed	1976								200
1,358 SFLA				----- S O U N D V A L U E -----					200
								Outbuilding Total	22,176
Acpt Land		42,500	Accepted Bldg		104,300	Total		146,800	

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 12/01/2010
 Sale Price 199,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10607P147
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.21	Acres-Rear Land 1-10	2,800.00	588	100%		588
Total Acres 0.71			Land Total			42,588

Dwelling Description

Replacement Cost New

Conventional	Two Story	864 Sqft	Grade C 100	Base	108,814
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	648 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,072
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,258
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Average	Typical	122,144			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	99%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1973	676	C 100	9,464	Avq.	82%	100%	100%	7,760
Wood Deck	1985	312	C 100	2,621	Avq.	90%	100%	100%	2,359
1,728 SFLA						Outbuilding Total		10,119	

Acpt Land 42,600 **Accepted Bldg** 109,300 **Total** 151,900

Oakland
 Name: DIONNE, JULIE R.

Valuation Report

07/15/2016

Page 2992

Map/Lot: 025-148

Account: 1046 Card: 1 of 1

Location: 27 OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Reference 1 B8952P131
 Reference 2 B9351P350
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.19	Acres-Rear Land 1-10	2,800.00	532	100%		532
Total Acres 0.69						Land Total 42,532

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	950 Sqft	Grade C 110	Base	85,624
Exterior	ALUM/VINYL	Masonry Trim	152Sqft	Trim	702
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	570 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,778
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,575
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Good	Typical	100,451
Functional Obsolescence						Value(Rcnld)
None						89,401

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1/2S AD/GAR.....	1977	780	C 110	33,033	Good	89%	100%	100%	29,399	
Wood Deck	1977	192	C 110	1,774	Good	89%	100%	100%	1,579	
Wood Deck	1977	32	C 110	295	Good	89%	100%	100%	263	
Frame Garage	1995	624	C 100	8,736	Avq.	95%	100%	100%	8,299	
Frame Shed	1977	192	D 100	1,075	Avq.	55%	100%	100%	591	
1SFr Overhanq	1977	38	C 110	2,166	Good	89%	100%	100%	1,928	
Wood Deck	1998	168	C 100	1,411	Avq.	96%	100%	100%	1,355	
Wood Deck	2005	240	B 100	2,580	Avq.	97%	100%	100%	2,503	
988 SFLA						Outbuilding Total			45,917	

Acpt Land	42,500	Accepted Bldg	135,300	Total	177,800
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Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
Topography Level
Utilities All Public
Street Paved

Sale Data
Sale Date 02/21/2013
Sale Price 147,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11314P294
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.23	Acres-Rear Land 1-10	2,800.00	644	100%		644
Total Acres 0.73			Land Total			42,644

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	101,559
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1008 Sqft, Grade D	Basement Gar	None	Fin Bsmt	11,290
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,726
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	122,035
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	97%	100%
						100,618

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1975	480	C 100	29,568	Avq+	85%	97%	100%	24,379
ONE STORY FRAME	1975	168	C 100	8,702	Avq+	85%	97%	100%	7,175
Frame Garage	1975	336	C 100	4,704	Avq+	85%	100%	100%	3,998
Wood Deck	1997	1332	C 100	11,189	Avq.	96%	100%	100%	10,741
Swimming Pool	1975	720	C 100	7,000	Avq+	99%	100%	100%	6,930
Jacuzzi #	1997	1	C 100	3,500	Avq.	96%	100%	100%	3,360
2,160 SFLA									56,583
Outbuilding Total									56,583

Accpt Land	42,600	Accepted Bldg	157,200	Total	199,800
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Oakland
 Name: BORMAN, MATTHEW B. TRUST

Valuation Report

07/15/2016

Page 2994

Map/Lot:

025-149-1

Account: 3359 Card: 1 of 1

Location:

OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B4522P001

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	39,900
0.24	Acres-Rear Land 1-10	2,800.00	672	100%		672
Total Acres 0.74			Land Total			40,572

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1974	198	D 100	1.109	Avg.	70%	100%	100%		776
Frame Shed	1974									200
----- S O U N D V A L U E -----										
Outbuilding Total										976

Acpt Land	40,600	Accepted Bldg	1,000	Total	41,600
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Oakland
 Name: BORMAN, MEGAN P. TRUST

Valuation Report

07/15/2016

Page 2995

Map/Lot:

025-149-2

Account: 3358 Card: 1 of 1

Location:

OAK HILL DRIVE

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....

Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... Open 2 Choice 9

Reference 1 B4522P003

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	95%	Vacancy	39,900
0.22	Acres-Rear Land 1-10	2,800.00	616	100%		616
Total Acres 0.72					Land Total	40,516

Acpt Land	40,500	Accepted Bldg	0	Total	40,500
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Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 06/03/2005
 Sale Price 137,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Reference 1 B8438P162
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Ranch	One Story	1,170 Sqft	Grade C 100	Base	91,392
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	585 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,190
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,883
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	102,465
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	81%	100%	100%	82,997	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1972	616	C 100	8,624	Avq.	81%	100%	100%	6,985
Wood Deck	1997	120	C 100	1,008	Avq.	81%	100%	100%	816
Frame Shed	1972	64	D 100	358	Avq-	50%	100%	100%	179
Wood Deck	2003	120	C 100	1,008	Avq.	97%	100%	100%	978
1,170 SFLA									8,958
Outbuilding Total									8,958

Acpt Land 42,100 **Accepted Bldg** 92,000 **Total** 134,100

Valuation Report

Neighborhood 33 ALLAGASH-OAK HIL

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 05/01/2001
 Sale Price 109,999
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6493P326
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	42,000.00	42,000	100%		42,000
0.03	Acres-Rear Land 1-10	2,800.00	84	100%		84
Total Acres 0.53			Land Total			42,084

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	91,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,075
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	101,538
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	83,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1973	432	C 100	32,054	Avq.	82%	100%	100%	26,284
Wood Deck	1988	300	C 100	2,520	Avq.	90%	100%	100%	2,268
Wood Deck	2015	120	C 100	1,008	Avq.	97%	100%	100%	978
1,680 SFLA									29,530

Acpt Land 42,100 **Accepted Bldg** 112,800 **Total** 154,900

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved

Sale Data
 Sale Date 10/31/2014
 Sale Price 115,750
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11840P021
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	22,500.00	16,225	100%		16,225
Total Acres 0.26						16,225

Dwelling Description

Replacement Cost New

Cape Cod	One Story	858 Sqft	Grade C 100	Base	72,173
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	425 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	7,350
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,114
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Full Finished			Attic	15,512
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1966	0	TYPICAL	TYPICAL	Above Average	Typical	98,829			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		81%	100%	100%			
Value(Rcnld)						80,051			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	240	C 100	2,016	Avq.	89%	100%	100%	1,794
Wood Deck	1986	108	C 100	907	Avq.	89%	100%	100%	807
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
858 SFLA									5,996
Outbuilding Total									5,996

Acpt Land 16,200 **Accepted Bldg** 86,000 **Total** 102,200

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities All Public
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3545P290
 Reference 2 B7304P264
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	22,500.00	17,717	100%		17,717
Total Acres 0.31						17,717

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	82,221
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	97%	100%
						63,006

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1988	78	C 100	655	Avq.	90%	100%	100%	590
Wood Deck	1988	65	C 100	546	Avq.	90%	100%	100%	491
Frame Shed	1982	96	D 100	538	Avq.	75%	100%	100%	404
Wood Deck	2000	195	C 100	1,638	Avq.	97%	100%	100%	1,589
960 SFLA						Outbuilding Total			3,074

Acpt Land	17,700	Accepted Bldg	66,100	Total	83,800
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Neighborhood 29 GAGE ROAD.N+S...
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3925P209

Reference 2

Tran/Land/Bldg 1 6 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	75%	Corner/Loc	18,000
10.00	Acres-Rear Land 1-10	1,600.00	16,000	100%		16,000
8.50	Acres-Rear Land 11-20	480.00	4,080	100%		4,080
0.90	Acres-Wasteland	40.00	36	100%		36
90.10	Acres-Mixed Wood	306.40	27,607	100%		27,607
29.50	Acres-Hardwood	191.20	5,640	100%		5,640
1.00	Sites-Mobile Home Site	5,600.00	5,600	100%		5,600
Total Acres 140.00					Land Total	76,963

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,200 Sqft	Grade C 100	Base	121,212
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-10,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,260
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1873	0	TYPICAL	TYPICAL	Fair	Typical	109,032	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		50%	96%	100%	52,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1900	480	D 100	3,494	Fair	30%	70%	100%	734
Frame Shed	1900	42	D 100	235	Avq-	40%	100%	100%	94
1.50 ST BARN....	1900	1845	C 100	36,162	Avq-	40%	45%	100%	6,509
1.75 ST BARN....	1940	364	C 100	7,644	Avq-	30%	40%	100%	917
Frame Shed	1945	288	D 100	1,613	Avq.	55%	100%	100%	887
GARAGE FRAME ..	2000	704	C 100	29,568	Avq.	97%	100%	100%	28,681
1.75 ST BARN....	2007	680	C 100	14,280	Avq.	97%	40%	100%	5,541
1,800 SFLA									
Outbuilding Total									43,363

Acpt Land

77,000

Accepted Bldg

95,700

Total

172,700

Oakland
 Name: OTIS, BRENDA L.

Valuation Report

07/15/2016

Page 3001

Map/Lot:

025-155-1

Account: 3121 Card: 1 of 1

Location:

48 NORTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4062P344

Reference 2

Tran/Land/Bldg 4 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
1.00	Acres-Frontage 1	4,000.00	4,000	100%		4,000
8.52	Acres-Rear Land 1-10	1,600.00	13,632	100%		13,632
2.00	Sites-Mobile Home Site	5,600.00	11,200	100%		11,200
Total Acres 10.52						52,832
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1982	14X72	A 100	36,611	Avg.	55%	95%	100%	19,129
MH SLAB.....	1982	1008	C 100	3,528	Avg.	87%	100%	100%	3,069
Wood Deck	1986	80	C 100	672	Avg.	89%	100%	100%	598
Wood Deck	2001	128	C 100	1,075	Avg.	97%	100%	100%	1,043
Outbuilding Total									23,839

Acpt Land

52,800

Accepted Bldg

23,800

Total

76,600

Oakland
 Name: OTIS, WADE

Valuation Report

07/15/2016

Page 3002

Map/Lot:

025-155-1A

Account: 4049 Card: 1 of 1

Location:

50 NORTH GAGE ROAD

Neighborhood 29 GAGE ROAD.N+S...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/06/2012
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1990	14X66	B 100	27,280	Avq.	55%	100%	100%	15,004
MH SLAB.....	2001	1004	C 100	3,514	Avq.	97%	100%	100%	3,409
Wood Deck	2001	100	C 100	840	Avq.	97%	100%	100%	815
Frame Shed	2002	300	C 100	2,100	Avq.	97%	90%	100%	1,833
Frame Garage	2004	576	C 100	8,064	Avq.	97%	75%	100%	5,866
924 SFLA									
						Outbuilding Total			26,927
Acpt Land			0	Accepted Bldg		26,900	Total		26,900

Oakland
 Name: OTIS, SAMUEL

Valuation Report

07/15/2016

Page 3003

Map/Lot:

025-155-1B

Account: 117 Card: 1 of 1

Location:

52 NORTH GAGE ROAD

Neighborhood 86 MOB HOME NO LAND

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....

Reference 1
 Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1975	12X60	D 100	14,330	Fair	35%	100%	90%	4,514	
MH GABLE ROOF...	1975	1260	C 100	7,056	Avq.	83%	100%	90%	5,270	
Frame Shed	1975			----- S O U N D V A L U E -----						100
MH SLAB.....	2005	828	C 100	2,898	Avq.	97%	100%	90%	2,530	
720 SFLA										
						Outbuilding Total			12,414	
Acpt Land			0	Accepted Bldg			12,400	Total		12,400

Oakland
Name: OTIS, BRENDA L.

Valuation Report

07/15/2016

Page 3004

Map/Lot:

025-155-A

Account: 3320 Card: 1 of 1

Location:

49 NORTH GAGE ROAD

Neighborhood 86 MOB HOME NO LAND

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Semi-Improved

Reference 1

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1970	12X52	D 100	12.834	Ava.	55%	100%	90%	6,353
MH SLAB.....	1982	624	D 100	1.747	Same	55%	100%	90%	865
624 SFLA									
							Outbuilding Total		7,218
Acpt Land			0	Accepted Bldg		7,200	Total		7,200

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/26/2005
 Sale Price: 0
 Sale Type:
 Financing:
 Verified:
 Validity: Validity

Reference 1: B8369P051
 Reference 2: B8677P027
 Tran/Land/Bldg: 4 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01						Land Total 30,020

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	83,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	67,957			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Garage	1978	336	C 100	4,704	Avq.	75%	100%	100%	3,528
Frame Shed	2009	280	D 100	1,568	Avq-	96%	100%	100%	1,505
1,008 SFLA	Outbuilding Total 5,033								

Acpt Land 30,000 **Accepted Bldg** 73,000 **Total** 103,000

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/01/1999
 Sale Price: 57,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B5905P243
 Reference 2:
 Tran/Land/Bldg: 4 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	30,000.00	22,650	100%		22,650
Total Acres 0.57						22,650

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	80,025
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	816 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,424
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Good	Typical	91,449			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1975	464	C 100	3,898	Good	88%	100%	100%	3,430
Frame Shed	2014	192	B 100	1,721	Avq.	97%	100%	100%	1,669
960 SFLA									
Outbuilding Total						5,099			

Acpt Land 22,700 **Accepted Bldg** 85,600 **Total** 108,300

Account: 1071 Card: 1 of 1

Map/Lot: 025-158
 Location: 115 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4822P260
 Reference 2:
 Tran/Land/Bldg: 4 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.57	Acres-Homesite (Fract)	30,000.00	22.650	100%	22,650	
Total Acres 0.57			Land Total		22,650	

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base	78,456	
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	144 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,016	
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365	
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840	
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1974	0	TYPICAL	TYPICAL	Average		Typical			83,677
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		82%	100%	100%		68,615	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2011	102	C 100	857	Avq.	97%	100%	100%	831
Frame Shed	1974	112	C 100	784	Avq.	82%	100%	100%	643
Wood Deck	2000	140	C 100	1,176	Avq.	97%	100%	100%	1,141
960 SFLA						Outbuilding Total			2,615
Acpt Land		22,700		Accepted Bldg		71,200		Total	93,900

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3183P333
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
1.86	Acres-Rear Land 11-20	600.00	1,116	100%		1,116
Total Acres 12.86			Land Total			51,116

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	960 Sqft	Grade C 100	Base		78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	768 Sqft, Grade D	Basement Gar	None	Fin Bsmt		8,602
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total
1988	0	TYPICAL	TYPICAL	Average	Typical			87,058
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	91%	97%	100%	76,846			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1998	480	D 100	2,688	Avq.	96%	100%	100%	2,580
QUONSET.....	2006	750	C 100	10,500	Avq.	97%	100%	100%	10,185
Wood Deck	2014	144	D 100	967	Avq-	96%	75%	100%	696
960 SFLA	Outbuilding Total								13,461

Acpt Land	51,100	Accepted Bldg	90,300	Total	141,400
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Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/21/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8668P299
 Reference 2 B9665P337
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
1.09	Acres-Rear Land 1-10	2,500.00	2,725	100%		2,725
Total Acres 2.09						40,225

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade A 100	Base	195,391
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,948
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	215,677
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	200,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	2004	192	A 100	18,924	Avq.	97%	96%	100%	17,622
Open Frame Porch	2004	32	A 100	941	Avq.	97%	100%	100%	913
1.50 ST GARAGE..	2004	672	A 100	19,569	Avq.	97%	100%	100%	18,982
2,208 SFLA						Outbuilding Total			37,517

Acpt Land 40,200 **Accepted Bldg** 238,400 **Total** 278,600

Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	03/18/2005
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B10197P009
 Reference 2: B9664P262
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08						Land Total 37,700

Dwelling Description

Replacement Cost New

Garrison	Two & 1/2 Story	1,120 Sqft	Grade A 100	Base	233,144
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,039
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,136
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	261,431
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	92% 100%	233,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2005	280	A 100	23,206	Avq.	97%	92%	100%	20,709
1.50 ST GARAGE..	2005	784	A 100	22,830	Avq.	97%	100%	100%	22,145
Frame Shed	2005	78	A 100	874	Avq.	97%	100%	100%	848
Wood Deck	2006	208	B 100	2,236	Avq.	97%	100%	100%	2,169
3,080 SFLA									Outbuilding Total 45,871

Acpt Land	37,700	Accepted Bldg	279,200	Total	316,900
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Oakland
 Name: MAYO, SCOTT J.

Valuation Report

07/15/2016

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Map/Lot: 025-162

Account: 3273 Card: 1 of 1

Location: 115 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/25/2015
 Sale Price: 172,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10213P049
 Reference 2: B12114P105 JT
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.05	Acres-Rear Land 1-10	2,500.00	125	100%		125
Total Acres 1.05						Land Total 37,625

Dwelling Description

Replacement Cost New

Split Level	One Story	638 Sqft	Grade C 110	Base	64,483
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,729
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	491
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	68,551
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	65,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1995	600	C 110	48,972	Avq.	95%	100%	100%	46,523
Wood Deck	1995	168	C 110	1,553	Avq.	95%	100%	100%	1,475
1SFr Overhang	1995	50	C 110	2,849	Avq.	95%	100%	100%	2,707
Frame Shed	2016	112	C 100	784	Avq.	97%	100%	100%	760
1,288 SFLA									Outbuilding Total 51,465

Acpt Land 37,600 **Accepted Bldg** 116,600 **Total** 154,200

Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1992
 Sale Price 13,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4251P072
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
1.56	Acres-Rear Land 1-10	2,500.00	3,900	100%		3,900
Total Acres 2.56			Land Total			41,400

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,064 Sqft	Grade B 105	Base	171,083
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,047
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,645
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,822
Insulation	Heavy			Insulation	2,002
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	GOOD	GOOD	Average	Typical	188,599
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	95% 100%	168,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	216	B 105	17,882	Avq.	94%	95%	100%	15,969
Frame Garage	1993	576	B 105	10,839	Avq.	94%	100%	100%	10,189
Wood Deck	1993	108	B 105	1,218	Avq.	94%	100%	100%	1,145
Wood Deck	2001	160	B 100	1,721	Avq.	97%	100%	100%	1,669
2,344 SFLA									28,972
Outbuilding Total									28,972

Acpt Land 41,400 **Accepted Bldg** 197,400 **Total** 238,800

Oakland
 Name: GARWOOD, JILL E. (ROY)

Valuation Report

07/15/2016

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Map/Lot:

025-164

Account: 3283 Card: 1 of 1

Location:

MARY LANE

Neighborhood 34 MARY LANE.....

Sale Data	
Sale Date	10/01/1999
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6085P81 B9822P124
 Reference 2 OPEN SPACE
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.61	Acres-Rear Land 1-10	2,500.00	21,525	75%	Restrictio	16,144
Total Acres 8.61				Land Total		16,144
Acpt Land	16,100	Accepted Bldg	0	Total		16,100

Oakland
 Name: BUZZELL, JEREMY B.

Valuation Report

07/15/2016

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Map/Lot: 025-165

Account: 3282 Card: 1 of 1

Location: 101 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/2008
 Sale Price 162,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9722P018
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
1.76	Acres-Rear Land 1-10	2,500.00	4,400	100%		4,400
Total Acres 2.76			Land Total			41,900

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	936 Sqft	Grade C 110	Base	84,675
Exterior	ALUM/VINYL	Masonry Trim	108Sqft	Trim	499
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	748 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,519
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,537
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	721
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	102,723
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	93,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	240	C 100	12,432	Avq.	97%	100%	100%	12,059
1SFr Overhang	1994	72	C 110	4,102	Avq.	91%	100%	100%	3,733
Frame Garage	1994	576	C 100	8,064	Avq.	97%	100%	100%	7,822
Wood Deck	1994	136	C 100	1,142	Avq.	97%	100%	100%	1,108
Jacuzzi #	1996	1	C 100	3,500	Avq.	95%	100%	100%	3,325
1,248 SFLA									28,047

Acpt Land 41,900 **Accepted Bldg** 121,500 **Total** 163,400

Oakland
 Name: GOLDRUP, RANDY

Valuation Report

07/15/2016
 Page 3015
 025-166
 MARY LANE

Account: 3281 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4506P194
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	80%	Vacancy	30,000
0.62	Acres-Rear Land 1-10	2,500.00	1,550	100%		1,550
Total Acres 1.62				Land Total		31,550
Acpt Land		31,600	Accepted Bldg		0	Total
						31,600

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1999
 Sale Price 56,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B5923P166

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 48 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
2.00	Acres-Frontage 1	6,250.00	12,500	100%		12,500
1.03	Acres-Rear Land 1-10	2,500.00	2,575	100%		2,575
Total Acres 4.03						52,575

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	2,888 Sqft	Grade B 100	Base	252,443
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-38,815
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	9,109
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	GOOD	GOOD	Average	Typical	230,263			
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	92%	100%	205,487		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1999	247	B 100	9,031	Avq.	97%	100%	100%	8,760
Frame Shed	1999	144	B 100	1,291	Avq.	97%	100%	100%	1,252
2,888 SFLA						Outbuilding Total		10,012	

Acpt Land 52,600 **Accepted Bldg** 215,500 **Total** 268,100

Oakland
 Name: TREMBLY, JANET L.

Valuation Report

07/15/2016

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Map/Lot: 025-171

Account: 3276 Card: 1 of 1

Location: 135 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/03/2002
 Sale Price: 14,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6909P040

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.73	Acres-Rear Land 1-10	2,500.00	1,825	100%		1,825
Total Acres 1.73			Land Total			39,325

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	900 Sqft	Grade B 110	Base	107,367
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	692 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,641
Heating	100% Hot Water BB	Cooling	0%	Heat	3,122
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,365
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	126,495
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	122,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	2002	14	B 110	1,021	Avq.	97%	100%	100%	990
1SFr Overhanq	2002	15	B 110	1,093	Avq.	97%	100%	100%	1,060
Wood Deck	2002	96	B 100	1,032	Avq.	97%	100%	100%	1,001
1.50 ST GARAGE..	2003	936	B 100	21,805	Avq.	97%	100%	100%	21,151
Frame Shed	2002			----- S O U N D V A L U E -----					200
Frame Garage	2005	484	C 100	6,776	Avq.	97%	100%	100%	6,573
929 SFLA									30,975

Acpt Land 39,300 **Accepted Bldg** 153,700 **Total** 193,000

Valuation Report

Account: 1642 Card: 1 of 1

Location: 196 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data	
Sale Date	06/01/1998
Sale Price	13,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1 B8621P103

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
1.18	Acres-Rear Land 1-10	2,000.00	2,360	100%		2,360
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 2.68						Land Total 35,573

Dwelling Description

Replacement Cost New

Cape Cod	One Story	792 Sqft	Grade C 95	Base	64,702
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Wet 1/2 Bmt	Basement	-4,740
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,854
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	13,859
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Above Average	Typical	75,675
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	77%	97%	100%	56,522	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1958	78	C 95	1,170	Avq+	77%	97%	100%	874
Frame Garage	1975	898	C 100	12,572	Avq.	83%	100%	100%	10,435
Wood Deck	1996	550	C 100	4,620	Avq.	95%	100%	100%	4,389
Jacuzzi #	1996	1	C 100	3,500	Avq.	95%	100%	100%	3,325
792 SFLA						Outbuilding Total			19,023

Acpt Land	35,600	Accepted Bldg	75,500	Total	111,100
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Oakland
 Name: DIONNE, JULIE

Valuation Report

07/15/2016

Page 3019

Map/Lot:

026-001-02

Account: 4174 Card: 1 of 1

Location:

HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Sale Data	
Sale Date	06/19/2003
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed

Reference 1 B8952P131

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.59	Acres-Rear Land 1-10	2,000.00	1,180	100%		1,180
Total Acres 1.59					Land Total	25,180

Acpt Land	25,200	Accepted Bldg	0	Total	25,200
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Oakland
 Name: GIRARD, PRISCILLA L.

Valuation Report

07/15/2016

Page 3020

Account: 4349 Card: 1 of 1

Map/Lot: 026-001-03
 Location: 12 HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/31/2014
 Sale Price: 170,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11621P116
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Frontage 1	5,000.00	500	100%		500
0.47	Acres-Rear Land 1-10	2,000.00	940	100%		940
Total Acres 1.57						Land Total 31,440

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,100 Sqft	Grade B 100	Base	111,462
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	990 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,741
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,469
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	986
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	136,884			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	132,777			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	2013	18	B 100	1,193	Avq.	97%	100%	100%	1,157
1SFr Overhanq	2013	18	B 100	1,193	Avq.	97%	100%	100%	1,157
Open Frame Porch	2013	72	B 100	1,470	Avq.	97%	100%	100%	1,426
Wood Deck	2013	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Frame Garage	2013	576	B 100	10,322	Avq.	97%	100%	100%	10,012
1,136 SFLA									
Outbuilding Total						15,004			

Acpt Land 31,400 **Accepted Bldg** 147,800 **Total** 179,200

Oakland
 Name: HILL, KATHRYN J.

Valuation Report

07/15/2016

Page 3021

Map/Lot:

026-001-04

Account: 4350 Card: 1 of 1

Location:

22 HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Private

Sale Data
 Sale Date 11/23/2010
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10605P166
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	22,500.00	31,820	100%		31,820
0.60	Acres-Frontage 1	3,750.00	2,250	100%		2,250
0.66	Acres-Rear Land 1-10	1,500.00	990	100%		990
Total Acres 2.26			Land Total			35,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,464 Sqft	Grade C 110	Base	120,453
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,909
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,968
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,127
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	GOOD	GOOD	Average	Typical	110,487
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	107,172
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	2011	96	C 100	672	Avq.	652
1,464 SFLA						652
Outbuilding Total						652

Acpt Land 35,100 **Accepted Bldg** 107,800 **Total** 142,900

Oakland
 Name: WRIGLEY, STEFAN

Valuation Report

07/15/2016

Page 3022

Map/Lot:

026-001-05

Account: 4351 Card: 1 of 1

Location:

HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	11/30/2012
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11247P097

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.85	Acres-Rear Land 1-10	2,000.00	1,700	100%		1,700
Total Acres 1.85					Land Total	25,700

Acpt Land	25,700	Accepted Bldg	0	Total	25,700
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Oakland
 Name: WRIGLEY, STEFAN

Valuation Report

07/15/2016

Page 3023

Map/Lot:

026-001-06

Account: 4352 Card: 1 of 1

Location:

36 HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/27/2008
 Sale Price 151,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9848P182

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.75	Acres-Rear Land 1-10	2,000.00	1,500	100%		1,500
Total Acres 1.75			Land Total			31,500

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	125,376
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,781
Rooms	9	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	134,777
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	128,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2008	30	C 110	1,078	Avq.	97%	100%	100%	1,046
Open Frame Porch	2012	96	B 100	1,900	Avq.	97%	100%	100%	1,843
ONE STORY FRAME	2012	192	B 100	12,730	Avq.	97%	98%	100%	12,101
1.50 ST GARAGE..	2012	896	B 100	20,873	Avq.	97%	100%	100%	20,247
Wood Deck	2012	144	B 100	1,548	Avq.	97%	100%	100%	1,502
1,956 SFLA									
Outbuilding Total									36,739

Acpt Land

31,500

Accepted Bldg

164,900

Total

196,400

Oakland
 Name: LAPLANTE, MICHAEL

Valuation Report

07/15/2016

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Map/Lot: 026-001-07

Account: 4353 Card: 1 of 1

Location: 40 HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/06/2007
 Sale Price 155,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9470P239

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49			Land Total			30,980

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade B 100	Base	121,870
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,886
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	128,982			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		97%	100% 100%	125,113			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2006	264	B 100	4,910	Avq.	97%	100%	100%	4,763
Encl Frame Porch	2006	30	B 100	1,254	Avq.	97%	100%	100%	1,216
1,232 SFLA						Outbuilding Total			5,979

Acpt Land 31,000 **Accepted Bldg** 131,100 **Total** 162,100

Oakland
 Name: ROY, PETER S.

Valuation Report

07/15/2016

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Map/Lot:

026-001-08

Account: 4354 Card: 1 of 1

Location:

46 HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/05/2005
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B8630P028

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.39	Acres-Frontage 1	5,000.00	1,950	100%		1,950
0.52	Acres-Rear Land 1-10	2,000.00	1,040	100%		1,040
Total Acres 1.91						Land Total 32,990

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade B 100	Base	149,689
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,005
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	163,220
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	155,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2006	624	B 100	41,094	Avq.	97%	100%	100%	39,861
Open Frame Porch	2006	224	B 100	4,193	Avq.	97%	100%	100%	4,067
Wood Deck	2006	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,904 SFLA									Outbuilding Total 45,931

Acpt Land

33,000

Accepted Bldg

201,100

Total

234,100

Oakland
 Name: NADEAU, MARK A.

Valuation Report

07/15/2016

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Map/Lot:

026-001-1A

Account: 4288 Card: 1 of 1

Location:

200 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use SUBURBAN.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 1

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2005	14X72	A 100	36,611	Avq.	74%	100%	100%	27,056	
MH SLAB.....	2005	1008	C 100	3,528	Avq.	97%	100%	100%	3,422	
Wood Deck	2007	80	B 100	860	Avq.	97%	100%	100%	834	
1,008 SFLA										
						Outbuilding Total			31,312	
Acpt Land			0	Accepted Bldg		31,300	Total		31,300	

Oakland
 Name: BURKE, ROBERT B.

Valuation Report

07/15/2016

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Map/Lot:

026-002

Account: 2479 Card: 1 of 1

Location:

212 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B2543P143
 Reference 2 Life Estate B12114P63
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.89	Acres-Rear Land 1-10	2,000.00	3,780	100%		3,780	
Total Acres 2.89						Land Total	33,780

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	711 Sqft	Grade C 100	Base	90,132
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	-8,212
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	TWO HEARTH	HEARTH	1,680
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	TYPICAL	TYPICAL	Above Average	Typical	83,600
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	58,520	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1945	120	C 100	6,216	Avq+	70%	100%	100%	4,351	
Open Frame Porch	1945	126	C 100	1,904	Avq+	70%	100%	100%	1,333	
Open Frame Porch	1945	168	C 100	2,492	Avq+	70%	100%	100%	1,744	
Frame Shed	1945	112	C 100	784	Avq+	70%	100%	100%	549	
Frame Garage	1973	616	D 100	6,899	Avq.	75%	100%	100%	5,174	
Frame Garage	2000	308	C 100	4,312	Avq.	97%	100%	100%	4,183	
1,364 SFLA									Outbuilding Total	17,334

Acpt Land

33,800

Accepted Bldg

75,900

Total

109,700

Oakland
 Name: TREMBLY, JASON T.

Valuation Report

07/15/2016

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Map/Lot:

026-003-01

Account: 4348 Card: 1 of 1

Location:

HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	07/23/2004
Sale Price	12,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B8050P004

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	3,780	75%	Access	18,000
0.56	Acres-Rear Land 1-10	2,000.00	1,120	100%		1,120
Total Acres 1.56					Land Total	19,120

Acpt Land	19,100	Accepted Bldg	0	Total	19,100
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Oakland
 Name: MARLOWE, TODD R.

Valuation Report

07/15/2016

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Map/Lot:

026-003-02

Account: 4323 Card: 1 of 1

Location:

HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	08/23/2012
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B11143P153

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
1.13	Acres-Rear Land 1-10	2,000.00	2,260	100%		2,260
Total Acres 3.13					Land Total	31,260

Acpt Land	31,300	Accepted Bldg	0	Total	31,300
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Oakland
 Name: MARLOWE, TODD R.

Valuation Report

07/15/2016

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Map/Lot:

026-003-03

Account: 4344 Card: 1 of 1

Location:

HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	08/23/2012
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B11143P153

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.52	Acres-Rear Land 1-10	2,000.00	1,040	100%		1,040
Total Acres 1.52					Land Total	25,040

Acpt Land	25,000	Accepted Bldg	0	Total	25,000
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Oakland
 Name: MARLOWE, TODD R.

Valuation Report

07/15/2016

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Map/Lot:

026-003-04

Account: 4345 Card: 1 of 1

Location:

HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 08/23/2012
 Sale Price 10,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11143P153

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.26	Acres-Rear Land 1-10	2,000.00	520	100%		520
Total Acres 1.26					Land Total	24,520

Acpt Land 24,500 **Accepted Bldg** 0 **Total** 24,500

Oakland
 Name: MARLOWE, TODD R.

Valuation Report

07/15/2016

Page 3032

Map/Lot:

026-003-05

Account: 4346 Card: 1 of 1

Location:

HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 08/23/2012
 Sale Price 10,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B11143P153

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.18	Acres-Rear Land 1-10	2,000.00	360	100%		360
Total Acres 1.18					Land Total	24,360

Acpt Land 24,400 **Accepted Bldg** 0 **Total** 24,400

Oakland
 Name: JOHNSON, PAUL R.

Valuation Report

07/15/2016

Page 3033

Map/Lot:

026-003-06

Account: 4347 Card: 1 of 1

Location:

35 HAMMOND DRIVE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/28/2008
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9715P225

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.29	Acres-Frontage 1	5,000.00	1,450	100%		1,450
0.74	Acres-Rear Land 1-10	2,000.00	1,480	100%		1,480
Total Acres 2.03			Land Total			32,930

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade B 110	Base	134,057
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,214
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,274
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,214
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	124,879
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	121,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2008	672	B 110	15,233	Avq.	97%	100%	100%	14,776
Encl Frame Porch	2008	144	B 110	5,873	Avq.	97%	100%	100%	5,697
Frame Shed	2012	80	B 100	717	Avq.	97%	100%	100%	695
1,232 SFLA									21,168

Acpt Land

32,900

Accepted Bldg

142,300

Total

175,200

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/25/2015
 Sale Price 143,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12086P185 JT

Reference 2

Tran/Land/Bldg 2 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.67	Acres-Frontage 1	5,000.00	3,350	100%		3,350
1.15	Acres-Rear Land 1-10	2,000.00	2,300	100%		2,300
Total Acres 2.82			Land Total			35,650

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade B 100	Base	121,870
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,886
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2004	0	GOOD	GOOD	Average	Typical	128,982				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		97%	100% 100%	125,113				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value
Encl Frame Porch	2004	30	B 100	1,254	Avq.	97%	100%	100%		Rcnld
1,232 SFLA							Outbuilding Total			1,216

Acpt Land

35,700

Accepted Bldg

126,300

Total

162,000

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2001
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6467P120

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	30,000.00	25,981 100%		25,981
Total Acres 0.75				Land Total	25,981

Dwelling Description

Replacement Cost New

Conventional	Two Story	816 Sqft	Grade C 100	Base	104,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,142
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1990	2006	GOOD	GOOD	Average	Typical	105,756	
Functional Obsolescence						Value(Rcnld)	
Incomplete		None		92%	80%	100%	77,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2006	204	B 100	3,835	Avq.	97%	100%	100%	3,720	
Frame Shed	1942			----- S O U N D V A L U E -----						200
Frame Shed	2007	80	C 100	560	Avq.	97%	100%	100%	543	
Wood Deck	2007	267	B 100	2,871	Avq.	97%	100%	100%	2,785	
1S AD/GAR.....	2008	1008	B 100	95,736	Avq.	97%	75%	100%	69,648	
2,640 SFLA									Outbuilding Total	76,896

Acpt Land 26,000 **Accepted Bldg** 154,700 **Total** 180,700

Oakland
 Name: BLANCHARD, DOROTHY

Valuation Report

07/15/2016

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Map/Lot: 026-005

Account: 1418 Card: 1 of 1

Location: 224 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1 B1460P174
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.12	Acres-Rear Land 1-10	2,000.00	240	100%		240
Total Acres 1.12			Land Total			30,240

Dwelling Description

Replacement Cost New

Conventional	Two Story	309 Sqft	Grade D 110	Base	50,628
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-666
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,340
Rooms	4	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	TYPICAL	TYPICAL	Average	Typical	51,302
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		65%	78%	100%
						26,010

Outbuildings/ Additions/ Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1938	210	D 110	9,573	Avq.	65%	78%	100%	4,853
Frame Shed	1938								700
ONE STORY FRAME	1938	24	D 110	1,093	Avq.	65%	78%	100%	554
852 SFLA									
						Outbuilding Total			6,107

Acpt Land 30,200 **Accepted Bldg** 32,100 **Total** 62,300

Neighborhood 98 WITHAM MH PARK

Zoning/Use MOBILE HOME PARK
Topography Level
Utilities Public WaterSeptic System
Street Paved

Sale Data
Sale Date 12/31/2007
Sale Price 175,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9608P101
Reference 2 236 OAK STREET-MH PK
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
11.00	Sites-Mobile Home Site	10,000.00	110,000	100%		110,000
12.72	Acres-Rear Land 11-20	600.00	7,632	0%		0
Total Acres 13.22					Land Total	140,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	440 Sqft	Grade C 100	Base	64,994
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-1	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,897
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1975	2012	GOOD	GOOD	Average	Typical	65,883				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		83%	100%	100%				
Value(Rcnd)						54,683				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
ONE STORY FRAME	1940	252	C 100	13,054	Avq.	83%	100%	100%	10,835	
Encl Frame Porch	1940	224	C 100	6,412	Avq.	83%	100%	100%	5,322	
Frame Garage	1940	672	C 100	9,408	Avq.	83%	100%	100%	7,809	
Frame Garage	1984	1064	C 100	14,896	Avq.	88%	80%	100%	10,486	
Frame Shed	1966								200	
----- S O U N D V A L U E -----									200	
1,022 SFLA									Outbuilding Total	34,652
Acpt Land		140,000		Accepted Bldg		89,300		Total	229,300	

Oakland
 Name: COLLETTE, RICHARD

Valuation Report

07/15/2016

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Map/Lot:

026-006-01

Account: 3825 Card: 1 of 1

Location: 236 OAK STREET, LOT 01

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 04/13/2005
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 WAT-04-FM-293

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1975	14X66	C 100	23,980	Ava.	55%	100%	90%	11,870
Wood Deck	1998	48	D 100	322	Ava.	96%	100%	90%	278
924 SFLA									
						Outbuilding Total			12,148
Acpt Land			0	Accepted Bldg		12,100	Total		12,100

Oakland
 Name: CHUBBUCK, EDWIN

Valuation Report

07/15/2016

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Map/Lot:

026-006-02

Account: 2260 Card: 1 of 1

Location: 236 OAK STREET, LOT 02

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/12/2005
 Sale Price 4,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 3/12/05
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10 Mobile Home.	1970	10X44	D 100	10,098	Avq-	45%	100%	90%	4,090
Frame Shed	2015	160	B 110	1,576	Avq.	97%	100%	90%	1,376
Wood Deck	2010	84	E 100	353	Avq-	96%	100%	90%	305
440 SFLA									
						Outbuilding Total			5,771
Accpt Land			0	Accepted Bldg		5,800	Total		5,800

Oakland
 Name: BUCKNAM, DAVID A.

Valuation Report

07/15/2016

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Account: 3417 Card: 1 of 1

Map/Lot: 026-006-03
 Location: 236 OAK STREET, LOT 03

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1975	12X47	D 100	11,899	Good	65%	100%	90%	6,961	
Frame Shed	1975			----- S O U N D V A L U E -----					100	
Wood Deck	2013	48	C 100	403	Avq.	97%	100%	90%	352	
564 SFLA										
						Outbuilding Total			7,413	
Acpt Land			0	Accepted Bldg			7,400	Total		7,400

Oakland
 Name: BUCKNAM, DAVID A.

Valuation Report

07/15/2016

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Map/Lot:

026-006-04

Account: 3625 Card: 1 of 1

Location:

236 OAK STREET, LOT 04

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/31/2007
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9680P101

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1971	12X52	D 100	12,834	Avg.	55%	100%	90%	6,353
Frame Shed	1971			----- S O U N D V A L U E -----					400
Wood Deck	2004	75	D 100	504	Avg-	96%	100%	90%	436
624 SFLA									
						Outbuilding Total			7,189
Acpt Land			0	Accepted Bldg		7,200	Total		7,200

Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

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Map/Lot:

026-006-05

Account: 3888 Card: 1 of 1

Location:

236 OAK STREET, LOT 05

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 07/11/2010
 Sale Price 1,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Distressed Sale

Reference 1 WITHAMS TRAILER PARK
 Reference 2 BOS 7/11/10
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
12 Mobile Home.	1976	12X46	C 100	15.602	Avg+	60%	100%	90%	8,425		
Wood Deck	2000	112	C 100	941	Avg.	97%	100%	90%	822		
Frame Shed	2002								300		
552 SFLA											
Outbuilding Total									9,547		
Acpt Land				0	Accepted Bldg				9,500	Total	9,500

----- SOUND VALUE -----

Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

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Map/Lot:

026-006-06

Account: 2263 Card: 1 of 1

Location: 236 OAK STREET, LOT 06

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 03/07/2014
 Sale Price 500
 Sale Type Mobile Home
 Financing Cash Sale
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 3-7-14

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1968	12X41	C 100	14.357	Avg+	60%	100%	90%	7,753
Frame Shed	1992			----- S O U N D V A L U E -----					300
MH GABLE ROOF...	1990	492	C 100	2.755	Same	60%	100%	90%	1,488
492 SFLA						Outbuilding Total			9,541
Acpt Land			0	Accepted Bldg			9,500	Total	9,500

Oakland
 Name: JEREMIE, KELLY J.

Valuation Report

07/15/2016

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Map/Lot:

026-006-07

Account: 2264 Card: 1 of 1

Location:

236 OAK STREET, LOT 07

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 09/08/2005
 Sale Price 1,200
 Sale Type Mobile Home
 Financing Private Finance
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 9/8/05

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1972	12X56	D 100	13,582	Fair	35%	100%	90%	4,278
Frame Shed	1972	96	D 100	538	Avg.	75%	100%	90%	364
MH GABLE ROOF...	2006	672	D 100	3,010	Avg.	97%	100%	90%	2,628
Wood Deck	2010	136	D 100	914	Avg.	97%	100%	90%	798
672 SFLA									
						Outbuilding Total			8,068

Acpt Land

0

Accepted Bldg

8,100

Total

8,100

Oakland
 Name: BUCKNAM, DAVID A.

Valuation Report

07/15/2016

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Account: 4564 Card: 1 of 1

Map/Lot: 026-006-08
 Location: 236 OAK STREET, LOT 08

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1980	14X56	C 100	21,080	Avq-	45%	100%	90%	8,537	
MH GABLE ROOF...	1980	784	C 100	4,390	Avq-	84%	100%	90%	3,319	
Wood Deck	1980	48	C 100	403	Avq.	86%	100%	90%	312	
784 SFLA										
						Outbuilding Total			12,168	
Acpt Land			0	Accepted Bldg			12,200	Total		12,200

Oakland
 Name: PASS, RUTH

Valuation Report

07/15/2016

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Map/Lot:

026-006-09

Account: 1981 Card: 1 of 1

Location:

236 OAK STREET, LOT 09

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 12/09/2001
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 12/9/01
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1986	14X66	C 100	23,980	Ava.	55%	100%	90%	11,870
Frame Shed	1994	80	D 100	448	Ava.	94%	100%	90%	379
924 SFLA									
						Outbuilding Total			12,249
Acpt Land			0	Accepted Bldg		12,200	Total		12,200

Oakland
 Name: MANN, MARLENE

Valuation Report

07/15/2016

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Map/Lot:

026-006-10

Account: 4138 Card: 1 of 1

Location:

236 OAK STREET, LOT 10

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16 Mobile Home.	2000	16X76	A 100	43,930	Avq.	63%	100%	90%	25,066
Frame Shed	1999	96	C 100	672	Avq.	97%	100%	90%	587
Wood Deck	2013	192	C 100	1,613	Avq.	97%	100%	90%	1,409
1,216 SFLA									
						Outbuilding Total			27,062
Acpt Land			0	Accepted Bldg		27,100	Total		27,100

Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

Page 3048

Map/Lot:

026-006-11

Account: 1980 Card: 1 of 1

Location:

236 OAK STREET, LOT 11

Neighborhood 98 WITHAM MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 01/08/2012
 Sale Price 735
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 BOS 1/08/12

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1975	12X57	C 100	18,341	Avg+	60%	100%	90%	9,904
Frame Shed	1975			----- SOUND VALUE -----					200
Wood Deck	1975	80	D 100	538	Avg.	80%	100%	90%	387
MH GABLE ROOF...	1975	684	C 100	3,830	Avg.	83%	100%	90%	2,861
684 SFLA						Outbuilding Total			13,352
Acpt Land		0		Accepted Bldg		13,400	Total		13,400

Oakland
 Name: BUCKNAM, DAVID

Valuation Report

07/15/2016

Page 3049

Map/Lot:

026-006-12

Account: 4342 Card: 1 of 1

Location: 236 OAK STREET, LOT 12

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/08/2014
 Sale Price 500
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 BOS 11/8/14 2BD/1BTH
 Reference 2 1975 12x56 GR +TAN MH
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1975	12X56	D 100	13.582	Fair	35%	100%	90%	4,278	
MH GABLE ROOF...	1975	672	C 100	3.763	Avg.	83%	100%	90%	2,811	
Frame Shed	1975								100	
672 SFLA						----- S O U N D V A L U E -----				
								Outbuilding Total	7,189	
Acpt Land		0				7,200		Total	7,200	
			Accepted Bldg							

Oakland
 Name: RUSHTON, ERIC

Valuation Report

07/15/2016

Page 3050

Map/Lot:

026-007

Account: 815 Card: 1 of 1

Location:

244 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/2015
 Sale Price 53,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11946P151

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50					Land Total	33,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Frame Garage	1970	552	C 100	7,728	Avg.	80%	100%	100%	6,182	
Outbuilding Total									6,182	

Acpt Land

33,000

Accepted Bldg

6,200

Total

39,200

Oakland
 Name: BELANGER, JONATHAN

Valuation Report

07/15/2016

Page 3051

Map/Lot:

026-008

Account: 2121 Card: 1 of 1

Location:

250 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data
 Sale Date 01/10/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1032P354

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	30,000.00	21,424	100%		21,424
Total Acres 0.51						21,424

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Garage	1980	576	C 100	8.064	Ava.	86%	100%	100%	6,935	
Outbuilding Total									6,935	

Acpt Land	21,400	Accepted Bldg	6,900	Total	28,300
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Valuation Report

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B11364P325
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 04/22/2013
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
1.00	Acres-Rear Land 1-10	1,700.00	1,700	100%		1,700
Total Acres 2.00			Land Total			27,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade D 105	Base	91,568
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,842
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,541
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,822
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,764
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	84,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	82,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2000	1040	C 100	14,560	Avq.	97%	100%	100%	14,123
Open Frame Porch	2000	224	D 105	2,752	Avq.	97%	100%	100%	2,669
Frame Shed	2000	32	D 105	188	Avq.	97%	100%	100%	182
Outbuilding Total									16,974

Acpt Land 27,200 **Accepted Bldg** 99,300 **Total** 126,500

Oakland
 Name: GUREKOVICH, WILLIAM C.

Valuation Report

07/15/2016

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Map/Lot:

026-010-01

Account: 3680 Card: 1 of 1

Location:

12 MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/31/2006
 Sale Price 70,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9129P077

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
4.28	Acres-Rear Land 1-10	1,700.00	7,276	100%		7,276
Total Acres 5.28			Land Total			32,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1996	14X66	B 100	27,280	Avq.	55%	100%	100%	15,004
Wood Deck	1996	128	C 100	1,075	Avq.	95%	100%	100%	1,021
Frame Shed	1996	64	D 100	358	Avq.	95%	100%	100%	340
Frame Garage	1999	896	C 100	12,544	Avq.	97%	100%	100%	12,168
Wood Deck	1998	248	C 100	2,083	Avq.	96%	100%	100%	2,000
Open Frame Porch	1996	60	C 100	980	Avq.	95%	100%	100%	931
924 SFLA						Outbuilding Total			31,464

Acpt Land 32,800 **Accepted Bldg** 31,500 **Total** 64,300

Oakland
 Name: TURNER, DENNIS A., SR.

Valuation Report

07/15/2016

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Map/Lot:

026-010-02

Account: 3921 Card: 1 of 1

Location:

21 MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/05/2013
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11451P210
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	25,500.00	24,459 100%		24,459
Total Acres 0.92				Land Total	24,459

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade D 110	Base	89,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,490
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	81,146			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Value(Rcnld)						78,712			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2003					----- S O U N D V A L U E -----			300
Frame Garage	2003	884	C 100	12,376	Avq.	97%	100%	100%	12,005
Open Frame Porch	2004	224	C 100	3,276	Avq.	97%	100%	100%	3,178
1,344 SFLA						Outbuilding Total			15,483

Acpt Land	24,500	Accepted Bldg	94,200	Total	118,700
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Oakland
 Name: LAWLER, JUSTIN T.

Valuation Report

07/15/2016

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Map/Lot:

026-010-03

Account: 3922 Card: 1 of 1

Location:

32 MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/29/2015
 Sale Price 122,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11969P267
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.33	Acres-Rear Land 1-10	1,700.00	561	100%		561
Total Acres 1.33			Land Total			26,061

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade B 100	Base	117,455
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	104,876			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		97%	100% 100%	101,730			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Open Frame Porch	2005	252	B 100	4,696	Avq.	97%	100%	100%	4,555
Frame Shed	2014	144	B 100	1,291	Avq.	97%	100%	100%	1,252
1,176 SFLA									
Outbuilding Total									5,807

Acpt Land 26,100 **Accepted Bldg** 107,500 **Total** 133,600

Oakland
 Name: KHUU, HON

Valuation Report

07/15/2016

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Map/Lot:

026-010-04

Account: 3923 Card: 1 of 1

Location:

MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 04/21/2005
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8387P058

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
0.63	Acres-Rear Land 1-10	1,700.00	1,071	100%		1,071
Total Acres 1.63					Land Total	21,471

Acpt Land 21,500 **Accepted Bldg** 0 **Total** 21,500

Valuation Report

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	09/01/2001
Sale Price	34,350
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B6652P110
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.52	Acres-Rear Land 1-10	1,700.00	884	100%		884
Total Acres 1.52			Land Total			26,384

Dwelling Description

Replacement Cost New

Ranch	One Story	1,701 Sqft	Grade D 110	Base	109,209
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,717
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	98,297
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	94,395	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2002	784	C 100	14,269	Avq.	97%	100%	100%	13,841
Wood Deck	2002	64	C 100	538	Avq.	97%	100%	100%	522
Wood Deck	2002	192	C 100	1,613	Avq.	97%	100%	100%	1,565
Frame Shed	2004								200
1,701 SFLA				----- S O U N D V A L U E -----					200
Outbuilding Total								16,128	

Acpt Land	26,400	Accepted Bldg	110,500	Total	136,900
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Oakland
 Name: KHUU, HON

Valuation Report

07/15/2016

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Map/Lot:

026-010-06

Account: 3925 Card: 1 of 1

Location:

MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	04/21/2005
Sale Price	16,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B8387P058

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
0.19	Acres-Rear Land 1-10	1,700.00	323	100%		323
Total Acres 1.19					Land Total	20,723

Acpt Land	20,700	Accepted Bldg	0	Total	20,700
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Oakland
 Name: KHUU, HON

Valuation Report

07/15/2016

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Map/Lot:

026-010-07

Account: 3926 Card: 1 of 1

Location:

MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 04/21/2005
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8387P058

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
0.19	Acres-Rear Land 1-10	1,700.00	323	100%		323
Total Acres 1.19					Land Total	20,723

Acpt Land 20,700 **Accepted Bldg** 0 **Total** 20,700

Oakland
 Name: SHERMAN, PATRIC J.

Valuation Report

07/15/2016

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Map/Lot:

026-010-08

Account: 3927 Card: 1 of 1

Location:

96 MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/08/2008
 Sale Price 18,900
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9761P302
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.32	Acres-Rear Land 1-10	1,700.00	544	100%		544
Total Acres 1.32			Land Total			26,044

Dwelling Description

Replacement Cost New

Ranch	One Story	2,052 Sqft	Grade D 100	Base	116,579
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,237
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	102,030			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Overbuilt		None		97%	88% 100%	87,093			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2008	864	B 100	20,128	Avq.	97%	100%	100%	19,524
Wood Deck	2010	384	C 100	3,226	Avq.	97%	100%	100%	3,129
2,052 SFLA						Outbuilding Total			22,653

Accpt Land 26,000 **Accepted Bldg** 109,700 **Total** 135,700

Oakland
 Name: BROCKWAY, HEATH A.

Valuation Report

07/15/2016

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Map/Lot:

026-010-09

Account: 3928 Card: 1 of 1

Location:

93 MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	07/09/2004
Sale Price	36,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B8027P142

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.14	Acres-Rear Land 1-10	1,700.00	238	100%		238
Total Acres 1.14			Land Total			25,738

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,232 Sqft	Grade B 100	Base	182,806
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,558
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,464	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	None	None	Average	Typical	166,248
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Incomplete	None	97%	61%	100%	98,369	

Acpt Land

25,700

Accepted Bldg

98,400

Total

124,100

Oakland
 Name: HAAG, PETER J.

Valuation Report

07/15/2016

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Map/Lot:

026-010-10

Account: 3929 Card: 1 of 1

Location:

77 MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/30/2010
 Sale Price 16,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10488P254
 Reference 2 B10615P050
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.04	Acres-Rear Land 1-10	1,700.00	68	100%		68
Total Acres 1.04			Land Total			25,568

Dwelling Description

Replacement Cost New

Ranch	One Story	1,728 Sqft	Grade C 100	Base	125,765
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,144
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	GOOD	GOOD	Average	Typical	113,501			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	99% 100%	108,995			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2011	936	C 100	13,104	Avq.	97%	100%	100%	12,711
Open Frame Porch	2011	80	C 100	1,260	Avq.	97%	100%	100%	1,222
1,728 SFLA									
Outbuilding Total								13,933	

Acpt Land 25,600 **Accepted Bldg** 122,900 **Total** 148,500

Oakland
 Name: GODFREY, PETER R.

Valuation Report

07/15/2016

Page 3064

Map/Lot:

026-010-11

Account: 3930 Card: 1 of 1

Location:

75 MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/15/2008
 Sale Price 132,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9856P115

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.04	Acres-Rear Land 1-10	1,700.00	68	100%		68
Total Acres 1.04			Land Total			25,568

Dwelling Description

Replacement Cost New

Ranch	One Story	1,480 Sqft	Grade D 110	Base	97,229
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,641
Rooms	5	HEARTHS	Open 5 Choice 9	HEARTHS	0
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	89,261
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	100% 100%	86,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2004	840	C 100	11,760	Avq.	97%	100%	100%	11,407
Wood Deck	2005	60	C 110	554	Avq.	97%	100%	100%	537
Frame Garage	2008	384	C 100	5,376	Avq.	97%	100%	100%	5,215
Frame Shed	2010	144	C 100	1,008	Avq.	97%	100%	100%	978
1,480 SFLA									
Outbuilding Total									18,137

Acpt Land

25,600

Accepted Bldg

104,700

Total

130,300

Valuation Report

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	09/13/2005
Sale Price	18,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B8597P308
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.06	Acres-Rear Land 1-10	1,700.00	102	100%		102
Total Acres 1.06			Land Total			25,602

Dwelling Description

Replacement Cost New

Ranch	One Story	1,820 Sqft	Grade D 110	Base	115,660
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHES	Open 5 Choice 9		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	102,909
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	99%	100%	98,824	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2005	256	C 110	2,366	Avq.	97%	100%	100%	2,295
Wood Deck	2005	48	C 110	444	Avq.	97%	100%	100%	431
Frame Shed	2005	256	C 110	1,971	Avq.	97%	100%	100%	1,912
Jacuzzi #	2009	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1.50 ST GARAGE..	2010	1008	B 100	23,482	Avq.	97%	100%	100%	22,778
1,820 SFLA									30,811
Outbuilding Total									30,811

Acpt Land	25,600	Accepted Bldg	129,600	Total	155,200
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Oakland
 Name: KHUU, HON

Valuation Report

07/15/2016

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Map/Lot:

026-010-13

Account: 3932 Card: 1 of 1

Location:

MADLINE DRIVE

Neighborhood 78 MADLINE DRIVE .

Sale Data	
Sale Date	04/21/2005
Sale Price	16,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B8387P058

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
0.14	Acres-Rear Land 1-10	1,700.00	238	100%		238
Total Acres 1.14					Land Total	20,638

Acpt Land	20,600	Accepted Bldg	0	Total	20,600
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Oakland
 Name: MADELINE DRIVE ESTATES ROAD

Valuation Report

07/15/2016

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Map/Lot:

026-010-14

Account: 3933 Card: 1 of 1

Location:

MADELINE DRIVE

Neighborhood 78 MADELINE DRIVE .

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed

Sale Data	
Sale Date	04/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B6147P069
 Reference 2 B6191P009
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
3.33	Acres-Rear Land 1-10	1,700.00	5,661	100%		5,661	
Total Acres 3.33				Land Total		5,661	
Acpt Land		5,700	Accepted Bldg		0	Total	
						5,700	

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Public WaterSeptic System
 Street Paved

Sale Data	
Sale Date	09/01/2004
Sale Price	142,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B8104P046
 Reference 2 B8946P183
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.77	Acres-Rear Land 1-10	2,000.00	3,540	100%		3,540
Total Acres 2.77						33,540

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	224 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,136
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	4	HEARTHS	Open 5 Choice 9		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	80,882
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %	Func. %	Econ. %	68,750
None			85%	100%	100%	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Frame Garage	1994	720	C 100	15,120	Avq.	94%	100%	100%	14,213
Frame Garage	1978	624	C 100	8,736	Avq.	85%	100%	100%	7,426
Encl Frame Porch	1975	105	C 100	3,080	Avq+	85%	100%	100%	2,618
Wood Deck	1984	295	C 100	2,478	Avq+	85%	100%	100%	2,106
912 SFLA									
Outbuilding Total									26,363

Acpt Land	33,500	Accepted Bldg	95,100	Total	128,600
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Oakland
 Name: PELOTTE, HEIDI L.

Valuation Report

07/15/2016

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Map/Lot: 026-012

Account: 477 Card: 1 of 1

Location: 276 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B11615P070
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 01/24/2014
 Sale Price 95,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	30,000.00	22.650 100%		22,650
Total Acres 0.57				Land Total	22,650

Dwelling Description

Replacement Cost New

Ranch	One Story	1,025 Sqft	Grade C 100	Base	82,460
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,048
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,526
Rooms	6	HEARTHS	Open 5 Choice 9		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	1997	TYPICAL	TYPICAL	Good	Typical	91,034			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		88%	100%	100%			
Value(Rcnld)						80,110			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	384	C 100	5,376	Avq.	83%	100%	100%	4,462
ONE STORY FRAME	1997	171	C 100	8,858	Avq.	96%	100%	100%	8,504
Wood Deck	2009	432	C 100	3,629	Avq.	97%	100%	100%	3,520
1,196 SFLA									
Outbuilding Total								16,486	

Acpt Land	22,700	Accepted Bldg	96,600	Total	119,300
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Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B12128P122
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Sale Data
Sale Date 10/09/2015
Sale Price 142,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.08	Acres-Rear Land 1-10	2,000.00	160	100%		160
Total Acres 1.08			Land Total			30,160

Dwelling Description

Replacement Cost New

Ranch	One Story	1,170 Sqft	Grade C 100	Base	91,392
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,638
Fin. Basement Area	508 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,112
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	Open 5 Choice 9		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	GOOD	GOOD	Good	Typical	96,866
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	84,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	576	C 100	8,064	Avq.	88%	100%	100%	7,096
Frame Shed	1990	54	D 100	302	Avq.	92%	100%	100%	278
Frame Shed	2003	96	C 100	672	Avq.	97%	100%	100%	652
Open Frame Porch	2004	180	B 100	3,405	Avq.	97%	100%	100%	3,303
Wood Deck	2010	514	B 100	5,527	Avq.	97%	100%	100%	5,361
Carport/Canopy	2009	100	C 100	630	Avq.	97%	100%	100%	611
1,170 SFLA						Percent Good			17,301

Acpt Land 30,200 **Accepted Bldg** 101,600 **Total** 131,800

Oakland
 Name: MULLEN, ALAN D.

Valuation Report

07/15/2016

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Map/Lot: 026-015

Account: 1618 Card: 1 of 1

Location: 24 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3045P273

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						Land Total
						28,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1988	14X44	C 100	17,600	Good	65%	100%	100%	11,440
ONE STORY FRAME	1988	280	C 100	14,504	Good	90%	100%	100%	13,054
Wood Deck	2008	288	C 100	2,419	Ava.	97%	100%	100%	2,346
Frame Shed	2010	160	C 110	1,232	Ava.	97%	100%	100%	1,195
Wood Deck	2001	128	C 100	1,075	Ava.	97%	100%	100%	1,043
896 SFLA									
						Outbuilding Total			29,078

Acpt Land	28,800	Accepted Bldg	29,100	Total	57,900
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Oakland
 Name: KELLY, ALFRED

Valuation Report

07/15/2016

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Map/Lot: 026-016

Account: 1068 Card: 1 of 1

Location: 34 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/1999
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B5951P332

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 2.90			Land Total			33,800

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	-1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHES	Open 5 Choice 9		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1971	0	TYPICAL	TYPICAL	Average	Typical	77,112	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		81%	100%	100%	62,461

Acpt Land 33,800 **Accepted Bldg** 62,500 **Total** 96,300

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2458P195
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.55	Acres-Rear Land 1-10	2,000.00	5,100	100%		5,100
Total Acres 3.55			Land Total			35,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,036 Sqft	Grade C 100	Base	83,138
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHES	Open 5 Choice 9		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	83,138
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	100% 100%	71,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Swimming Pool	1988	720	C 100	7,000	Avq.	99%	100%	100%	6,930
Wood Deck	1988	72	D 100	484	Avq.	60%	100%	100%	290
Frame Shed	1980			----- S O U N D V A L U E -----					100
Frame Garage	1997	896	C 100	12,544	Avq.	96%	100%	100%	12,042
Wood Deck	2005	240	B 100	2,580	Avq.	97%	100%	100%	2,503
Patio	1988	448	C 100	1,254	Avq.	91%	100%	100%	1,141
1,036 SFLA									Outbuilding Total
									23,006

Acpt Land	35,100	Accepted Bldg	94,500	Total	129,600
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Oakland
 Name: JACQUES, JULIE A.

Valuation Report

07/15/2016

Page 3074

Map/Lot: 026-019

Account: 890 Card: 1 of 1

Location: 52 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/30/2003
 Sale Price: 101,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7712P330

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920 100%		24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Garrison	Two Story	720 Sqft	Grade C 105	Base	100,283
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,726
Rooms	6	HEARTHES	Open 5 Choice 9		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,764
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	107,978
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	97% 100%	86,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	60	C 105	3,263	Avq.	83%	97%	100%	2,627
Open Frame Porch	1975	60	C 105	1,029	Avq.	83%	97%	100%	828
Frame Garage	1975	616	C 105	9,055	Avq.	83%	97%	100%	7,291
Wood Deck	1990	360	C 105	3,175	Avq.	83%	97%	100%	2,556
Frame Shed	2000	192	D 100	1,075	Avq.	97%	100%	100%	1,043
Wood Deck	2001	336	C 100	2,822	Avq.	97%	100%	100%	2,737
1,500 SFLA									17,082
Outbuilding Total									17,082

Acpt Land	24,900	Accepted Bldg	104,000	Total	128,900
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Oakland
 Name: NASH, DAVID B.

Valuation Report

07/15/2016

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Map/Lot: 026-020

Account: 1462 Card: 1 of 1

Location: 58 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/28/2015
 Sale Price: 54,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B12089P30
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69				Land Total		24,920

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	874 Sqft	Grade C 100	Base	73,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,154
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	76,152			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1S AD/GAR.....	1976	728	C 100	54,018	Avg.	84%	100%	100%	45,375
1SFr Overhang	1976	32	C 100	1,658	Avg.	84%	100%	100%	1,393
1,634 SFLA						Outbuilding Total			46,768

Acpt Land 24,900 **Accepted Bldg** 110,700 **Total** 135,600

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B10044P031
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 04/14/2009
Sale Price 147,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.38	Acres-Rear Land 1-10	2,000.00	760	100%		760
Total Acres 1.38			Land Total			30,760

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	80,025
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	165 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,310
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	84,700
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						Value(Rcnld)
						71,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1976	16	C 100	134	Avq.	84%	100%	100%	113	
Frame Garage	1987	864	C 100	12,096	Avq.	90%	100%	100%	10,886	
Frame Shed	1987	160	C 100	1,120	Avq.	90%	100%	100%	1,008	
Frame Shed	1976			---- S O U N D V A L U E ----					300	
ONE STORY FRAME	1998	320	C 100	16,576	Avq.	96%	100%	100%	15,913	
Res. Greenhouse	1976			---- S O U N D V A L U E ----					200	
Wood Deck	2005	280	B 100	3,010	Avq.	97%	100%	100%	2,920	
1,280 SFLA									Outbuilding Total	31,340

Acpt Land	30,800	Accepted Bldg	102,500	Total	133,300
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Valuation Report

Account: 2753 Card: 1 of 1

Location: 98 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/30/2012
 Sale Price: 244,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B11117P163
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
1.50	Acres-Frontage 1	5,000.00	7,500	81%	Excess Frt	6,075	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
5.91	Acres-Rear Land 11-20	600.00	3,546	100%		3,546	
Total Acres 18.41						Land Total	59,621

Dwelling Description

Replacement Cost New

Ranch	One Story	2,108 Sqft	Grade B 100	Base	190,941
Exterior	ALUM/VINYL	Masonry Trim	370Sqft	Trim	1,989
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2008 Sqft, Grade C	Basement Gar	None	Fin Bsmt	30,923
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,648
Rooms	10	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	9,677
Attic	Floor & Stairs			Attic	7,555
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,889
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	GOOD	GOOD	Average	Typical	249,622	
Functional Obsolescence						Value(Rcnld)	
None		None		97%	92%	100%	222,763

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	256	B 100	4,767	Avq.	97%	100%	100%	4,624
ONE STORY FRAME	2006	1008	A 100	83,544	Avq.	97%	92%	100%	74,555
Frame Garage	2012	1632	A 100	36,557	Avq.	97%	100%	100%	35,460
Open Frame Porch	2013	144	A 100	3,450	Avq.	97%	100%	100%	3,346
Open Frame Porch	2013	30	A 100	896	Avq.	97%	100%	100%	869
Unfinished Attic	2013	504	B 100	1,806	Avq.	97%	100%	100%	1,752
Carport/Canopy	2015	156	C 100	983	Avq.	97%	100%	100%	954
1 ST BARN.....	2000	390	C 100	6,552	Avq.	97%	80%	100%	5,084
3,116 SFLA									
Outbuilding Total									126,644

Acpt Land 59,600 **Accepted Bldg** 349,400 **Total** 409,000

Oakland
 Name: MEDICINE BEND STABLES, LLC

Valuation Report

07/15/2016

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Map/Lot:

026-022-01

Account: 3532 Card: 1 of 1

Location:

HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B12120P19

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.39	Acres-Frontage 1	5,000.00	1,950	100%	Excess Frt	1,950
8.61	Acres-Rear Land 1-10	2,000.00	17,220	100%		17,220
Total Acres 10.00					Land Total	43,170

Acpt Land	43,200	Accepted Bldg	0	Total	43,200
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Valuation Report

Account: 454 Card: 1 of 1

Map/Lot: 026-023
 Location: 106 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B3883P194
 Reference 2 MERGER 5/21/97
 Tran/Land/Bldg 1 1 12
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 48 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.00	Acres-Rear Land 11-20	600.00	2,400	100%		2,400
Total Acres 15.00						52,400
						Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,930 Sqft	Grade C 100	Base	138,208
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,265
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,756
Rooms	10	HEARTHES	ONE HEARTH		
Bedrooms	6	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1992	0	TYPICAL	TYPICAL	Average	Typical	126,899		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		93%	90%	100%		
						106,214		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1992	168	C 100	4,844	Avg.	93%	100%	100%
1,930 SFLA							4,505	
						Outbuilding Total	4,505	

Acpt Land 52,400 **Accepted Bldg** 110,700 **Total** 163,100

Oakland
 Name: HARMON, JANICE M.

Valuation Report

07/15/2016

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Map/Lot: 026-024

Account: 121 Card: 1 of 1

Location: 118 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2768P185
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 2.50			Land Total			36,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	91,762
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,898
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	98,860
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	97%	100%
						Value(Rcnld)
						85,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1986	196	C 100	5,628	Avq.	89%	100%	100%	5,009
ONE STORY FRAME	1986	76	C 100	3,937	Avq.	89%	100%	100%	3,504
Frame Garage	1986	760	C 100	10,640	Avq.	89%	100%	100%	9,470
1,252 SFLA									
Outbuilding Total									17,983

Acpt Land 36,000 **Accepted Bldg** 103,300 **Total** 139,300

Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5899P068
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125
Total Acres 1.45			Land Total			38,625

Dwelling Description

Replacement Cost New

Ranch	One Story	1,107 Sqft	Grade D 100	Base	70,009
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	62,726
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	99% 100%	58,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2012	648	C 100	9,072	Avq.	97%	100%	100%	8,800
ONE STORY FRAME	2012	648	C 100	33,566	Avq.	97%	99%	100%	32,233
Open Frame Porch	2012	180	D 100	2,128	Avq.	97%	100%	100%	2,064
1,755 SFLA							Outbuilding Total		43,097

Acpt Land 38,600 **Accepted Bldg** 101,500 **Total** 140,100

Account: 3470 Card: 1 of 1

Map/Lot: 026-025-1
 Location: 142 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B7227P265
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.14	Acres-Rear Land 1-10	2,000.00	2,280	100%		2,280
Total Acres 2.14			Land Total			32,280

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,736 Sqft	Grade B 100	Base		161,610
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,792
Heating	100% Hot Water BB	Cooling	0% None	Heat		5,475
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,301
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,555
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	174,733			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)				
None	None	97%	99%	100%	167,796				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2004	168	B 100	3,189	Avq.	97%	100%	100%	3,093
Wood Deck	2004	224	B 100	2,408	Avq.	97%	100%	100%	2,336
Frame Shed	2014	160	B 100	1,434	Avq.	97%	100%	100%	1,391
1,736 SFLA					Outbuilding Total			6,820	

Acpt Land 32,300 **Accepted Bldg** 174,600 **Total** 206,900

Oakland
 Name: STEVENS, SHAWN L.

Valuation Report

07/15/2016

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Map/Lot:

026-025-1-1

Account: 2156 Card: 1 of 2

Location:

146 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B11171P331

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.65	Acres-Rear Land 1-10	2,000.00	1,300	100%		1,300
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 1.65			Land Total			38,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1996	14X74	A 100	37,437	Ava.	55%	100%	100%	20,590
ONE STORY FRAME	1999	160	C 100	8,288	Ava.	97%	100%	100%	8,039
MH SLAB.....	1985	1036	C 100	3,626	Ava.	89%	100%	100%	3,227
Frame Shed	2016	96	D 100	538	Ava.	97%	100%	100%	522
1,196 SFLA						Outbuilding Total			32,378

Acpt Land	38,300	Accepted Bldg	32,400	Total	70,700
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Oakland
 Name: STEVENS, SHAWN L.

Valuation Report

07/15/2016

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Map/Lot:

026-025-1-1

Account: 2156 Card: 2 of 2

Location:

148 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B11171P331
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Conventional	One Story	2,755 Sqft	Grade C 100	Base	189,028
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-28,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2000	2009	GOOD	GOOD	Average	Typical			163,461		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	97%	86%	100%	136,359					
<u>Outbuildings/Additions/Improvements</u>										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
Open Frame Porch	2009	52	C 100	868	Ava.	97%	100%	100%	842	
Open Frame Porch	2010	52	C 100	868	Ava.	97%	100%	100%	842	
Frame Shed	2010	160	C 100	1.120	Ava.	97%	100%	100%	1.086	
2,755 SFLA						Outbuilding Total			2,770	
Acpt Land			0	Accepted Bldg			139,100	Total		139,100

Oakland
Name: STEVENS, SHAWN L.

Valuation Report

07/15/2016

Page 3085

Map/Lot:

026-025-1-1

Account: 2156

Location:

148 HUSSEY HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	38,300	32,400	70,700	38,300	32,400	70,700
2	0	139,100	139,100	0	139,100	139,100
TOTAL	38,300	171,500	209,800	38,300	171,500	209,800

Oakland
 Name: DUBOIS, PAUL E.

Valuation Report

07/15/2016

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Map/Lot:

026-025-2

Account: 3077 Card: 1 of 1

Location:

160 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3779P017

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.49	Acres-Rear Land 1-10	2,000.00	980	100%		980
Total Acres 1.49			Land Total			30,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1990	14X70	D 100	18,820	Avg.	55%	100%	100%	10,351
Frame Garage	1994	768	C 100	10,752	Avg.	94%	100%	100%	10,107
Frame Shed	1994	288	C 100	2,016	Avg.	94%	100%	100%	1,895
ONE STORY FRAME	2014	192	C 100	9,946	Avg.	97%	100%	100%	9,648
Wood Deck	2014	96	C 100	806	Avg.	97%	100%	100%	782
Frame Shed	2014	264	B 100	2,366	Avg.	97%	100%	100%	2,295
Frame Shed	1990	80	D 100	448	Avg.	92%	100%	100%	412
1,172 SFLA						Outbuilding Total			35,490

Acpt Land	31,000	Accepted Bldg	35,500	Total	66,500
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Valuation Report

Account: 3115 Card: 1 of 1

Map/Lot: 026-025-3
 Location: 132 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/22/2014
 Sale Price: 37,742
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B6640P110
 Reference 2: B11882P125
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.16	Acres-Rear Land 1-10	2,000.00	320	100%		320
Total Acres 1.16			Land Total			30,320

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,466 Sqft	Grade D 110	Base		96,471
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-18,964
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	2			
Baths	2	Half Baths	0	Plumbing		3,696
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1991	0	TYPICAL	TYPICAL	Average		Typical			81,203
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
Overbuilt		None		92%	90%	100%		67,236	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1991	178	D 110	2,316	Avq.	92%	90%	100%	1,918
Frame Garage	1994	768	C 100	10,752	Avq.	94%	100%	100%	10,107
1,466 SFLA									12,025

Acpt Land 30,300 **Accepted Bldg** 79,300 **Total** 109,600

Oakland
 Name: CROSS, MEGAN

Valuation Report

07/15/2016

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Map/Lot: 026-026

Account: 1712 Card: 1 of 1

Location: 166 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/11/2010
 Sale Price 80,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10659P232
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00						30,000

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 90	Base	59,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,258
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	52,708
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		92%	95%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1990	390	D 100	2,184	Fair	88%
768 SFLA						100%
Outbuilding Total						1,922

Acpt Land	30,000	Accepted Bldg	48,000	Total	78,000
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Oakland
 Name: BICHE, BARBARA CADY

Valuation Report

07/15/2016

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Map/Lot: 026-027

Account: 2801 Card: 1 of 1

Location: 18 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/11/2002
 Sale Price: 9,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B7098P218
 Reference 2: B9278P167
 Tran/Land/Bldg: 1 1 1
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	37,500.00	37,123	100%		37,123
Total Acres 0.98						37,123

Dwelling Description

Replacement Cost New

Ranch	One Story	1,733 Sqft	Grade B 100	Base	161,373
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-23,292
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,466
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,553
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	148,326
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	99%	100%
						142,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2002	391	B 100	8,057	Avq.	97%	100%	100%	7,815
1,733 SFLA									7,815
Outbuilding Total									7,815

Acpt Land 37,100 **Accepted Bldg** 150,300 **Total** 187,400

Oakland
Name: JOLICOEUR, KENNETH W.

Valuation Report

07/15/2016

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Map/Lot:

026-028

Account: 991 Card: 1 of 1

Location:

MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B3413P87

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	37,500.00	35,576	80%	Vacancy	28,460
Total Acres 0.90					Land Total	28,460
Acpt Land		28,500	Accepted Bldg		0	Total
						28,500

Oakland
 Name: JOLICOEUR, KENNETH W.

Valuation Report

07/15/2016

Page 3091

Map/Lot:

026-029

Account: 1024 Card: 1 of 1

Location:

42 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3543P297
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	37,500.00	34,369 100%		34,369
Total Acres 0.84				Land Total	34,369

Dwelling Description

Replacement Cost New

Log	One Story	1,410 Sqft	Grade C 100	Base	106,176
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,474
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	112,170
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	88%	95%	100%	93,774	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1983	120	C 100	1,820	Avq.	88%	95%	100%	1,522
Wood Deck	1983	140	C 100	1,176	Avq.	88%	95%	100%	983
Frame Shed	1983	96	C 100	672	Avq.	85%	100%	100%	571
Frame Garage	1997	936	C 110	14,414	Avq.	96%	100%	100%	13,837
1,410 SFLA									
Outbuilding Total									16,913

Acpt Land	34,400	Accepted Bldg	110,700	Total	145,100
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Oakland
 Name: JOLICOEUR, KENNETH W.

Valuation Report

07/15/2016
 Page 3092
 026-030
 MARY LANE

Account: 2796 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2911P129

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	37,500.00	33,958	80%	Vacancy	27,166
Total Acres 0.82					Land Total	27,166
Acpt Land		27,200	Accepted Bldg		0	Total
						27,200

Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/22/2012
 Sale Price 260,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11078P167
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
5.77	Acres-Rear Land 1-10	2,500.00	14,425	100%		14,425
Total Acres 6.77			Land Total			51,925

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	1,200 Sqft	Grade B 105	Base	178,949
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,954
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,774
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	GOOD	Average	Typical	192,677
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	94% 100%	168,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1992	160	B 105	13,247	Avq.	93%	94%	100%	11,581
1 Story/BASEMENT	1992	228	B 105	18,876	Avq.	93%	94%	100%	16,502
Open Frame Porch	1992	216	B 105	4,253	Avq.	93%	100%	100%	3,955
ONE STORY FRAME	1992	18	B 105	1,253	Avq.	93%	94%	100%	1,095
1SFr Overhang	1992	30	B 105	2,089	Avq.	93%	94%	100%	1,826
1.50 ST GARAGE..	1992	728	B 105	17,808	Avq.	93%	100%	100%	16,561
Frame Shed	1980	120	C 100	840	Avq.	85%	100%	100%	714
2,536 SFLA									52,234

Acpt Land	51,900	Accepted Bldg	220,700	Total	272,600
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Oakland
 Name: THIBODEAU, STEVEN M.

Valuation Report

07/15/2016

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Map/Lot:

026-031-1

Account: 2390 Card: 1 of 1

Location:

MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	06/22/2012
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11078P167
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	37,500.00	34,164	80%	Vacancy	27,331
Total Acres 0.83				Land Total		27,331
Acpt Land		27,300	Accepted Bldg		0	Total
						27,300

Oakland
Name: SHEIVE, JEFFREY L.

Valuation Report

07/15/2016
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026-031-2
MARY LANE

Map/Lot:
Location:

Account: 3075 Card: 1 of 1

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B3801P339

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Rear Land 1-10	2,500.00	5,625	100%		5,625
Total Acres 2.25				Land Total		5,625

Acpt Land	5,600	Accepted Bldg	0	Total	5,600
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Valuation Report

Map/Lot:

026-032

Account: 440 Card: 1 of 1

Location:

60 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2269P204
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	37,500.00	34,164 100%		34,164
Total Acres 0.83				Land Total	34,164

Dwelling Description

Replacement Cost New

Conventional	Two Story	936 Sqft	Grade C 100	Base	115,466
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,828
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,613
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	111,931
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		86%	98% 100%	94,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1980	324	C 100	4,536	Avq.	86%	100%	100%	3,901
1.75 ST GARAGE..	1980	864	C 100	16,934	Avq.	86%	100%	100%	14,563
1SFr Overhanq	1980	72	C 100	3,730	Avq.	86%	98%	100%	3,144
Wood Deck	2004	336	B 100	3,612	Avq.	97%	100%	100%	3,504
Frame Shed	1970			---- SOUND VALUE ----				300	
Frame Shed	1980			---- SOUND VALUE ----				100	
Frame Garage	2003	360	C 100	5,040	Avq.	97%	100%	100%	4,889
Open Frame Porch	2004	207	C 100	3,038	Avq.	97%	90%	100%	2,652
Jacuzzi #	2004	1	C 100	3,500	Avq.	86%	100%	100%	3,010
1,944 SFLA				Outbuilding Total				36,063	

Acpt Land

34,200

Accepted Bldg

130,400

Total

164,600

Oakland
Name: SHEIVE, JEFFREY L.

Valuation Report

07/15/2016
Page 3097
026-033
MARY LANE

Map/Lot:
Location:

Account: 990 Card: 1 of 1

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B3141P227

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	37,500.00	34,164	80%	Vacancy	27,331
Total Acres 0.83					Land Total	27,331
Acpt Land		27,300	Accepted Bldg	0	Total	27,300

Oakland
 Name: JOLER, JASON J.

Valuation Report

07/15/2016

Page 3098

Map/Lot: 026-034

Account: 2555 Card: 1 of 1

Location: 72 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/10/2015
 Sale Price: 120,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12101P194
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	37,500.00	34,164 100%		34,164
Total Acres 0.83				Land Total	34,164

Dwelling Description

Replacement Cost New

Ranch	One Story	1,070 Sqft	Grade C 110	Base	95,630
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,900
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	99,454			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		90%	100% 100%	89,509			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	484	C 110	7,454	Avq.	90%	100%	100%	6,709
Wood Deck	1987	80	C 110	739	Avq.	90%	100%	100%	665
Frame Shed	1987	64	C 100	448	Avq.	90%	100%	100%	403
1,070 SFLA									
Outbuilding Total									7,777

Acpt Land	34,200	Accepted Bldg	97,300	Total	131,500
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Oakland
 Name: KING, LYNNE F.

Valuation Report

07/15/2016

Page 3099

Map/Lot: 026-035

Account: 3080 Card: 1 of 1

Location: 78 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5947P088
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	37,500.00	34,164	100%		34,164
Total Acres 0.83						Land Total
						34,164

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	1,610 Sqft	Grade B 100	Base	216,895
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	GOOD	GOOD	Average	Typical	222,809
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		88%	94%	100%	184,308
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
3/4S AD/GAR.....	1983	624	B 100	41,094	Avg.	28,930
1SFr Overhang	1983	126	B 100	8,354	Avg.	6,911
2,541 SFLA						Outbuilding Total
						35,841

Acpt Land	34,200	Accepted Bldg	220,100	Total	254,300
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Oakland
 Name: KING, LYNNE F.

Valuation Report

07/15/2016
 Page 3100
 026-036-1
 MARY LANE

Account: 3218 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5947P088
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	37,500.00	37,500	80%	Vacancy	30,000	
0.45	Acres-Rear Land 1-10	2,500.00	1,125	100%		1,125	
Total Acres 1.45					Land Total	31,125	
Acpt Land		31,100	Accepted Bldg		0	Total	31,100

Oakland
 Name: GOLDRUP, RANDY

Valuation Report

07/15/2016

Page 3101

Map/Lot: 026-037

Account: 3135 Card: 1 of 1

Location: 91 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3999P055

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.13	Acres-Rear Land 1-10	2,500.00	325	100%		325
Total Acres 1.13			Land Total			37,825

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,134 Sqft	Grade C 110	Base	98,092
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	850 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,090
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,074
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	873
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	115,129
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		94%	100% 100%	108,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1995	35	C 110	1,994	Avq.	94%	100%	100%	1,874
Frame Garage	1995	896	C 110	13,798	Avq.	94%	100%	100%	12,970
Encl Frame Porch	1994	30	C 110	1,078	Avq.	94%	100%	100%	1,013
Wood Deck	1996	192	C 100	1,613	Avq.	95%	100%	100%	1,532
Carport/Canopy	2008	320	C 100	2,016	Avq.	97%	100%	100%	1,956
1,169 SFLA									19,345
Outbuilding Total									19,345

Acpt Land 37,800 **Accepted Bldg** 127,600 **Total** 165,400

Oakland
Name: MUSERO, PAUL

Valuation Report

07/15/2016

Page 3102

Map/Lot:

026-038

Account: 761 Card: 1 of 1

Location:

MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B2835P174

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	37,500.00	34,164	80%	Vacancy	27,331
Total Acres 0.83					Land Total	27,331
Acpt Land		27,300	Accepted Bldg		0	Total
						27,300

Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	10/01/1998
Sale Price	71,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5753P189
 Reference 2 B9189P296
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	37,500.00	35,969	100%		35,969
Total Acres 0.92					Land Total	35,969

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	74,671
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	70,191
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1994	140	C 100	1,176	Avq.	1,105
864 SFLA						1,105
Acpt Land						36,000
Accepted Bldg						71,300
Total						107,300

Oakland
 Name: MICHAUD, JOAN M.

Valuation Report

07/15/2016

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Map/Lot:

026-040

Account: 1568 Card: 1 of 1

Location:

61 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2518P337
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.87	Acres-Homesite (Fract)	37,500.00	34,978	100%		34,978	
Total Acres 0.87						Land Total	34,978

Dwelling Description

Replacement Cost New

Conventional	One Story	1,040 Sqft	Grade C 100	Base	79,215
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	260 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	5,040
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1985	0	TYPICAL	TYPICAL	Average	Typical	85,935				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	100%	100%	76,482					
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1985	182	C 100	1,529	Avg.	89%	100%	100%	1,361	
Frame Shed	1985	144	C 100	1,008	Avg.	89%	100%	100%	897	
1,040 SFLA									Outbuilding Total	2,258

Acpt Land	35,000	Accepted Bldg	78,700	Total	113,700
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Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B7458P054
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 06/05/2003
Sale Price 142,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	37,500.00	32.040 100%		32,040
Total Acres 0.73				Land Total	32,040

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	966 Sqft	Grade C 100	Base	78,826
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,380
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	92,966
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	86,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1992	36	C 100	1,865	Avq.	93%	100%	100%	1,734
Wood Deck	1992	176	C 100	1,478	Avq.	93%	100%	100%	1,375
Frame Garage	1997	576	C 100	8,064	Avq.	96%	100%	100%	7,741
Frame Shed	1997	48	D 100	269	Avq.	96%	100%	100%	258
1,002 SFLA									11,108
Outbuilding Total									11,108

Acpt Land	32,000	Accepted Bldg	97,600	Total	129,600
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Oakland
 Name: HEBDA, BRUCE J.

Valuation Report

07/15/2016

Page 3106

Map/Lot:

026-041-1

Account: 464 Card: 1 of 1

Location:

49 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3194P327
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	37,500.00	34,776 100%		34,776
Total Acres 0.86				Land Total	34,776

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	936 Sqft	Grade C 100	Base	76,978
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	702 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,828
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,306
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	92,472
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		86%	100%	100%	79,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	200	B 100	3,763	Avq.	97%	100%	100%	3,650
Frame Garage	1980	440	C 100	6,160	Avq.	86%	100%	100%	5,298
Wood Deck	1980	216	C 100	1,814	Avq.	86%	100%	100%	1,560
Frame Shed	2002	112	B 100	1,004	Avq.	97%	100%	100%	974
936 SFLA									
Outbuilding Total									11,482

Acpt Land	34,800	Accepted Bldg	91,000	Total	125,800
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Oakland
 Name: OCCHIUZZI, EUGENE A.

Valuation Report

07/15/2016

Page 3107

Map/Lot:

026-042

Account: 1699 Card: 1 of 1

Location:

41 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3494P45
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	37,500.00	33,541 100%		33,541
Total Acres 0.80			Land Total		33,541

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 100	Base	104,153
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,112
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	90,041
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	81,937	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	216	C 100	3,164	Avq.	91%	100%	100%	2,879
Open Frame Porch	1989	140	C 100	2,100	Avq.	91%	100%	100%	1,911
Frame Garage	1989	528	C 100	7,392	Avq.	91%	100%	100%	6,727
Frame Shed	1989	96	C 100	672	Avq.	91%	100%	100%	612
Frame Shed	2011	200	C 100	1,400	Avq.	97%	100%	100%	1,358
1,344 SFLA									13,487

Acpt Land	33,500	Accepted Bldg	95,400	Total	128,900
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Oakland
 Name: HOPKINS, DIANA C.

Valuation Report

07/15/2016

Page 3108

Map/Lot: 026-043

Account: 2958 Card: 1 of 1

Location: 35 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/21/2008
 Sale Price 168,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9680P003
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.08	Acres-Rear Land 1-10	2,500.00	200	100%		200
Total Acres 1.08			Land Total			37,700

Dwelling Description

Replacement Cost New

Contemporary Exterior	One & 1/2 Story ALUM/VINYL	1,030 Sqft Masonry Trim	Grade C 110 None	Base Trim	118,358 0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,188
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Good	Typical	128,090
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		93%	100% 100%	119,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1986	44	C 110	2,507	Good	93%	100%	100%	2,332
Open Frame Porch	1986	100	C 110	1,694	Good	93%	100%	100%	1,575
1/2S AD/GAR.....	1986	400	C 110	16,940	Good	93%	100%	100%	15,754
Wood Deck	1986	294	C 110	2,716	Good	93%	100%	100%	2,526
1,589 SFLA									22,187
Outbuilding Total									22,187

Acpt Land 37,700 **Accepted Bldg** 141,300 **Total** 179,000

Oakland
 Name: HALL, BERNARD N.

Valuation Report

07/15/2016

Page 3109

Map/Lot:

026-044

Account: 760 Card: 1 of 1

Location:

27 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3552P344
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	37,500.00	37,123 100%		37,123
Total Acres 0.98				Land Total	37,123

Dwelling Description

Replacement Cost New

Ranch	One Story	1,908 Sqft	Grade C 110	Base	153,549
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-5,142
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,171
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	GOOD	GOOD	Average	Typical	156,350			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Overbuilt		None		91%	90%	100%	128,051		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1992	24	C 110	1,368	Avq.	91%	90%	100%	1,121
Wood Deck	1992	462	C 110	4,269	Avq.	91%	92%	100%	3,574
Wood Deck	1992	150	C 110	1,386	Avq.	91%	92%	100%	1,160
1/2S AD/GAR.....	1992	768	C 100	29,568	Avq.	93%	80%	100%	21,998
Jacuzzi #	1990	1	C 100	3,500	Avq.	99%	100%	100%	3,465
Natatorium	1997	2240	C 100	109,760	Avq.	96%	90%	100%	94,833
Carport/Canopy	2001	92	C 100	580	Avq.	97%	100%	100%	563
Open Frame Porch	2004	400	C 100	5,740	Avq.	97%	100%	100%	5,568
1,932 SFLA						Outbuilding Total			132,282
Acpt Land		37,100		Accepted Bldg		260,300		Total	297,400

Valuation Report

Neighborhood 34 MARY LANE.....

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	09/18/2006
Sale Price	158,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B9074P263
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 18 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
0.48	Acres-Rear Land 1-10	2,500.00	1,200	100%		1,200
Total Acres 1.48			Land Total			38,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	83,897
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	100%	100%	76,346	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	294	C 100	15,229	Avq.	91%	100%	100%	13,858
Open Frame Porch	1988	42	C 100	728	Avq.	91%	100%	100%	662
Frame Garage	1988	768	C 100	10,752	Avq.	91%	100%	100%	9,784
1,302 SFLA									
Outbuilding Total									24,304

Acpt Land	38,700	Accepted Bldg	100,700	Total	139,400
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Oakland
 Name: LEWIS, SHEENA L.

Valuation Report

07/15/2016

Page 3111

Map/Lot: 026-046

Account: 989 Card: 1 of 1

Location: 15 MARY LANE

Neighborhood 34 MARY LANE.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/29/2014
 Sale Price 228,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11787P3
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	37,500.00	37,500	100%		37,500
1.01	Acres-Rear Land 1-10	2,500.00	2,525	100%		2,525
Total Acres 2.01			Land Total			40,025

Dwelling Description

Replacement Cost New

Conventional	One Story	1,856 Sqft	Grade B 110	Base	188,179
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,439
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,829
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	203,543
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		97%	99% 100%	195,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Frame Garage	2007	624	B 110	12,300	Avq.	97%	100%	100%	11,931
Open Frame Porch	2007	130	B 110	2,759	Avq.	97%	100%	100%	2,676
Encl Frame Porch	2007	30	B 110	1,380	Avq.	97%	100%	100%	1,339
Wood Deck	2007	288	B 110	3,406	Avq.	97%	100%	100%	3,304
Frame Shed	2016	112	C 100	784	Avq.	97%	100%	100%	760
Outbuilding Total									20,010

Acpt Land 40,000 **Accepted Bldg** 215,500 **Total** 255,500

Oakland
 Name: FINCH, DEREK M.

Valuation Report

07/15/2016

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Map/Lot: 026-046-1

Account: 1966 Card: 1 of 1

Location: 174 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/16/2004
 Sale Price: 91,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8085P118
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	30,000.00	25,981 100%		25,981
Total Acres 0.75				Land Total	25,981

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade C 90	Base	101,213
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,890
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	GOOD	GOOD	Average	Typical	92,595			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		96%	100%	100%			
Value(Rcnld)						88,891			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1998			----	SOUND	VALU	----		200
Frame Garage	1998			----	SOUND	VALU	----		500
1,512 SFLA									700
Outbuilding Total									700

Acpt Land	26,000	Accepted Bldg	89,600	Total	115,600
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Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3959P018
 Reference 2 QC B3640P334
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.64	Acres-Homesite (Fract)	30,000.00	24,000	100%		24,000	
Total Acres 0.64						Land Total	24,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1989	14X66	B 100	27,280	Avq.	55%	100%	100%	15,004
ONE STORY FRAME	1989	128	D 100	5,305	Same	55%	100%	100%	2,918
Open Frame Porch	1989	40	D 100	560	Same	55%	100%	100%	308
Swimming Pool	1989	512	C 100	7,000	Avq.	99%	100%	100%	6,930
1.50 ST GARAGE..	1995	840	C 100	15,288	Avq.	95%	90%	100%	13,072
Frame Shed	1989	64	C 100	448	Avq.	91%	100%	100%	408
Frame Shed	1989	64	D 100	358	Avq.	91%	100%	100%	326
1,052 SFLA						Outbuilding Total			38,966
Acpt Land		24,000		Accepted Bldg		39,000		Total	63,000

Valuation Report

Map/Lot: 026-048

Account: 861 Card: 1 of 1

Location: 188 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/27/2001
 Sale Price: 80,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B6614P020
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00			Land Total			38,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 90	Base	75,933
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,331
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,342
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	76,944
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1976	260	C 100	1,820	Avq.	75%
Wood Deck	1976					100%
----- S O U N D V A L U E -----						100
1,056 SFLA						Outbuilding Total
						1,465

Acpt Land 38,000 **Accepted Bldg** 63,800 **Total** 101,800

Oakland
 Name: LAFRENIERE, CYNTHIA J.

Valuation Report

07/15/2016

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Map/Lot:

026-048-1

Account: 3981 Card: 1 of 1

Location:

HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/23/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8251P265

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
24.00	REAR2-Rear 21+	500.00	12,000	100%		12,000
Total Acres 45.00					Land Total	62,000

Acpt Land 62,000 **Accepted Bldg** 0 **Total** 62,000

Oakland
 Name: STEVENS, DALE L.

Valuation Report

07/15/2016

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Map/Lot: 026-049

Account: 522 Card: 1 of 1

Location: 204 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4861P094
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
9.00	REAR2-Rear 21+	500.00	4,500	100%		4,500	
13.00	Acres-Wasteland	50.00	650	100%		650	
Total Acres 43.00					Land Total	61,150	
Acpt Land		61,200	Accepted Bldg		0	Total	61,200

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3679P211
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10			Land Total			32,200

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	84Sqft	Trim	353
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	78,809
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	87%	100%	100%	68,564	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2006	240	C 100	2,016	Avq.	87%	100%	100%	1,754
Swimming Pool	1988	512	C 100	7,000	Avq.	99%	100%	100%	6,930
1.75 ST SHED....	2000	320	C 100	3,136	Avq.	97%	100%	100%	3,042
ONE STORY FRAME	2012	168	B 100	11,138	Avq.	97%	100%	100%	10,804
1.50 ST GARAGE..	2012	896	B 100	20,873	Avq.	97%	100%	100%	20,247
1,128 SFLA									42,777
Outbuilding Total									42,777

Acpt Land	32,200	Accepted Bldg	111,300	Total	143,500
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Oakland
 Name: BURTON, REBECCA A.

Valuation Report

07/15/2016

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Map/Lot: 026-051

Account: 524 Card: 1 of 1

Location: 218 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/17/2004
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B11847P232
 Reference 2: B11822P220 B11890P197
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.29	Acres-Rear Land 1-10	2,000.00	4,580	100%		4,580	
Total Acres 3.29						Land Total	34,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,060 Sqft	Grade C 100	Base	84,616
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	208 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,912
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,612
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	90,140
Functional Obsolescence						Value(Rcnld)
None						74,816

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1975	250	C 100	2,100	Avq.	83%	100%	100%	1,743	
ONE STORY FRAME	2000	560	C 100	29,008	Avq.	97%	100%	100%	28,138	
1.50 ST GARAGE..	2001	1120	B 100	26,092	Avq.	97%	100%	100%	25,309	
Wood Deck	2003	144	C 100	1,210	Avq.	97%	100%	100%	1,174	
Jacuzzi #	2003	1	C 100	3,500	Avq.	97%	100%	100%	3,395	
1,620 SFLA									Outbuilding Total	59,759

Acpt Land 34,600 **Accepted Bldg** 134,600 **Total** 169,200

Valuation Report

Map/Lot: 026-052

Account: 527 Card: 1 of 1

Location: 232 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5608P125
 Reference 2 B8361P188
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data	
Sale Date	04/01/1998
Sale Price	74,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
Total Acres 1.80						31,600

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	8,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1984	0	TYPICAL	TYPICAL	Average	Typical	83,071			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	73,102			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1988	96	C 100	806	Avq.	88%	100%	100%	709
1SFr Overhang	1988	30	C 100	1,554	Avq.	88%	100%	100%	1,368
894 SFLA						Outbuilding Total			2,077

Acpt Land 31,600 **Accepted Bldg** 75,200 **Total** 106,800

Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/31/2009
 Sale Price: 80,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10028P024
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.11	Acres-Rear Land 1-10	2,000.00	2,220	100%		2,220
Total Acres 2.11			Land Total			32,220

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	962 Sqft	Grade C 100	Base	102,153
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,556
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2009	GOOD	TYPICAL	Average	Typical	102,509
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		86%	74% 100%	65,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	390	C 100	20,202	Avq.	86%	74%	100%	12,857
Open Frame Porch	2009	156	C 100	2,324	Avq.	97%	90%	100%	2,029
Frame Garage	1990	624	C 100	8,736	Avq.	92%	100%	100%	8,037
Swimming Pool	1990	510	C 100	7,000	Avq.	92%	100%	100%	6,440
Open Frame Porch	2010	100	C 100	1,540	Avq.	97%	100%	100%	1,494
Wood Deck	2010	384	C 100	3,226	Avq.	97%	100%	100%	3,129
Wood Deck	2010	266	C 100	2,234	Avq.	97%	100%	100%	2,167
Wood Deck	2011	649	C 100	5,452	Avq.	97%	100%	100%	5,288
1,833 SFLA	Outbuilding Total								41,441

Acpt Land	32,200	Accepted Bldg	106,700	Total	138,900
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Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/25/2014
 Sale Price: 145,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11672P346
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
Total Acres 10.00			Land Total			48,000

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 3/4 Story T-111 1 OTHER Units-0	576 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	72,886 0 0 0
Foundation	Concrete Slab	Basement	None	Basement	-6,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	72,682
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	91%	98%	100%	64,818	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1988	144	C 100	1,008	Avq.	91%	100%	100%	917
Frame Shed	2001	100	D 100	560	Avq.	97%	100%	100%	543
TWO STORY FRAME	2002	480	C 100	37,296	Avq.	97%	98%	100%	35,453
Frame Garage	2011	352	C 100	4,928	Avq.	97%	100%	100%	4,780
1,968 SFLA									
Outbuilding Total									41,693

Acpt Land 48,000 **Accepted Bldg** 106,500 **Total** 154,500

Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 02/22/2008
Sale Price: 229,900
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B9649P284

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40			Land Total			30,800

Dwelling Description

Replacement Cost New

Ranch	One Story	1,900 Sqft	Grade B 100	Base	174,541
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,992
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,702
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	186,536
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	98%	100%	177,321	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2007	728	B 100	13,045	Avq.	97%	100%	100%	12,654
Open Frame Porch	2007	90	B 100	1,792	Avq.	97%	100%	100%	1,738
Wood Deck	2007	234	B 100	2,516	Avq.	97%	100%	100%	2,441
1,900 SFLA						Outbuilding Total			16,833

Acpt Land 30,800 **Accepted Bldg** 194,200 **Total** 225,000

Oakland
 Name: PELLERIN, RICHARD A.

Valuation Report

07/15/2016
 Page 3123
 026-053-2-01
 18 ROWE LANE

Account: 4438 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B9936P160
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 12/22/2008
 Sale Price 219,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,732 Sqft	Grade B 100	Base	161,294
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	717 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,849
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,463
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,552
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	188,684			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	99% 100%	181,193			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2008	784	B 100	14,049	Avq.	97%	100%	100%	13,628
Wood Deck	2008	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Open Frame Porch	2008	120	B 100	2,330	Avq.	97%	100%	100%	2,260
1,732 SFLA									
Outbuilding Total									17,891

Acpt Land 30,600 **Accepted Bldg** 199,100 **Total** 229,700

Oakland
 Name: CURTIS, ANDREW D.

Valuation Report

07/15/2016
 Page 3124
 026-053-2-02
 24 ROWE LANE

Account: 4439 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B10136P149
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 06/30/2009
 Sale Price 219,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,908 Sqft	Grade B 100	Base	175,172
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,018
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	GOOD	GOOD	Average	Typical	188,276
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	178,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2009	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Open Frame Porch	2009	128	B 100	2,472	Avq.	97%	100%	100%	2,398
Wood Deck	2009	192	B 100	2,065	Avq.	97%	100%	100%	2,003
1,908 SFLA						Outbuilding Total			14,413

Acpt Land 30,600 **Accepted Bldg** 193,400 **Total** 224,000

Oakland
 Name: ST. JARRE, MARK

Valuation Report

07/15/2016
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 026-053-2-03
 28 ROWE LANE

Account: 4440 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 11
 Reference 1 B10284P164
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 11/20/2009
 Sale Price 230,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Ranch	One Story	2,032 Sqft	Grade B 100	Base	184,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,409
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,821
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	GOOD	GOOD	Average	Typical	198,555			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	98% 100%	188,746			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2009	624	B 100	11,182	Avq.	97%	100%	100%	10,847
Open Frame Porch	2009	148	B 100	2,831	Avq.	97%	100%	100%	2,746
Wood Deck	2009	255	B 100	2,741	Avq.	97%	100%	100%	2,659
2,032 SFLA									
Outbuilding Total									16,252

Acpt Land 30,600 **Accepted Bldg** 205,000 **Total** 235,600

Oakland
 Name: CONRY, DONALD M.

Valuation Report

07/15/2016
 Page 3126
 026-053-2-04
 32 ROWE LANE

Account: 4441 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/27/2011
 Sale Price 252,800
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10793P046
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,033 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	175,196 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	448 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,028
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,168
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	2	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,036
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2010	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total					
						201,890					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)						
None	None	97%	97%	100%	189,958						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Frame Garage	2010	646	B 110	12,734	Avq.	97%	100%	100%	12,352		
Open Frame Porch	2010	30	B 110	788	Avq.	97%	100%	100%	764		
Open Frame Porch	2010	130	B 110	2,759	Avq.	97%	100%	100%	2,676		
Wood Deck	2011	192	B 100	2,065	Avq.	97%	100%	100%	2,003		
Frame Shed	2012	128	B 100	1,147	Avq.	97%	100%	100%	1,113		
2,066 SFLA									18,908		
Acpt Land						30,600	Accepted Bldg		208,900	Total	239,500

Oakland
 Name: ROWE, RODNEY

Valuation Report

07/15/2016
 Page 3127
 026-053-2-05
 36 ROWE LANE

Account: 4442 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9540P289
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	600	20%	Access	4,800
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000
Total Acres 4.00					Land Total	10,800
Acpt Land		10,800	Accepted Bldg		0	Total
						10,800

Oakland
 Name: ROWE, RODNEY

Valuation Report

07/15/2016
 Page 3128
 026-053-2-06
 40 ROWE LANE

Account: 4443 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9540P289
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	600	20%	Access	4,800
5.30	Acres-Rear Land 1-10	2,000.00	10,600	100%		10,600
Total Acres 6.30					Land Total	15,400
Acpt Land		15,400	Accepted Bldg		0	Total
						15,400

Oakland
 Name: BURTON, COREY R.

Valuation Report

07/15/2016
 Page 3129
 026-053-2-07
 37 ROWE LANE

Account: 4444 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/10/2013
 Sale Price 15,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11389P033
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	600	50%	Access	12,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00					Land Total	14,000
Acpt Land		14,000	Accepted Bldg		0	Total 14,000

Oakland
 Name: BURTON, COREY

Valuation Report

07/15/2016

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Map/Lot:

026-053-2-08

Account: 4445 Card: 1 of 1

Location:

33 ROWE LANE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/11/2011
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10860P189
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10			Land Total			32,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,936 Sqft	Grade B 110	Base	195,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,717
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,908
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	GOOD	GOOD	Average	Typical	209,656
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	98%	100%	199,299	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2012	336	B 110	3,973	Avq.	97%	100%	100%	3,854
Open Frame Porch	2012	64	B 110	1,459	Avq.	97%	100%	100%	1,415
1.50 ST GARAGE..	2012	1400	B 110	35,876	Avq.	97%	100%	100%	34,800
Open Frame Porch	2012	168	B 110	3,508	Avq.	97%	100%	100%	3,403
1,936 SFLA									43,472
Outbuilding Total									43,472

Acpt Land 32,200 **Accepted Bldg** 242,800 **Total** 275,000

Oakland
Name: NASH, WILLIAM

Valuation Report

07/15/2016
Page 3131
026-053-2-09
29 ROWE LANE

Account: 4446 Card: 1 of 1
Map/Lot: Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... 11
Reference 1 B10543P063
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Sale Data
Sale Date 09/16/2010
Sale Price 261,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10			Land Total			32,200

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,084 Sqft	Grade B 110	Base	181,831
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,521
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,137
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	GOOD	GOOD	Average	Typical	197,403			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	97%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1/2S AD/GAR.....	2010	719	B 110	38,975	Avq.	97%	100%	100%	37,806
Open Frame Porch	2010	18	B 110	552	Avq.	97%	100%	100%	535
2,168 SFLA							Outbuilding Total		38,341

Acpt Land 32,200 **Accepted Bldg** 224,100 **Total** 256,300

Oakland
 Name: ROWE, RODNEY

Valuation Report

07/15/2016
 Page 3132
 026-053-2-10
 ROWE LANE

Account: 4510 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9570P289
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.24	Acres-Rear Land 1-10	2,000.00	4,480	100%		4,480	
Total Acres 2.24				Land Total		4,480	
Acpt Land		4,500	Accepted Bldg		0	Total	
						4,500	

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2805P175
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.31	Acres-Rear Land 1-10	2,000.00	4,620	100%		4,620
Total Acres 3.31			Land Total			34,620

Dwelling Description

Replacement Cost New

Ranch	One Story	1,056 Sqft	Grade C 95	Base	80,151
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,472
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	82,623
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	85%	100%	100%	70,230	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1978	576	C 100	8,064	Avq.	85%	100%	100%	6,854
Wood Deck	1978	162	C 95	1,292	Avq.	85%	100%	100%	1,098
Swimming Pool	1997	1636	C 100	7,000	Avq.	96%	100%	100%	6,720
Patio	1997	384	C 100	1,075	Avq.	96%	100%	100%	1,032
Frame Shed	1997	96	D 100	538	Avq.	96%	100%	100%	516
1,056 SFLA									
Outbuilding Total									16,220

Acpt Land	34,600	Accepted Bldg	86,500	Total	121,100
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Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1856P303
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.21	Acres-Rear Land 1-10	2,000.00	4,420	100%		4,420
Total Acres 3.21			Land Total			34,420

Dwelling Description				Replacement Cost New		
Ranch	One Story	936 Sqft	Grade C 100	Base		76,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	400 Sqft, Grade D	Basement Gar	None	Fin Bsmt		4,480
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,306
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Good	Typical	83,764
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	100%	100%	72,875	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1973	154	C 100	7,977	Good	87%	100%	100%	6,940
Frame Garage	1973	576	C 100	8,064	Good	87%	100%	100%	7,016
Frame Garage	2008	336	C 100	4,704	Avq.	97%	100%	100%	4,563
Open Frame Porch	2008	72	C 110	1,263	Avq.	97%	100%	100%	1,225
1,090 SFLA									19,744

Acpt Land	34,400	Accepted Bldg	92,600	Total	127,000
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Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B1764P289
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 17 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.21	Acres-Rear Land 1-10	2,000.00	4,420	100%		4,420
Total Acres 3.21			Land Total			34,420

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,250 Sqft	Grade C 100	Base	96,320
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	625 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	10,150
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	111,090
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						92,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1975	44	C 100	2,279	Avq.	83%	100%	100%	1,892
Wood Deck	1975	336	C 100	2,822	Avq.	83%	100%	100%	2,342
1.75 ST GARAGE..	1985	672	C 100	13,171	Avq.	89%	90%	100%	10,550
1,294 SFLA						Outbuilding Total			14,784

Acpt Land	34,400	Accepted Bldg	107,000	Total	141,400
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Oakland
 Name: WILKIE, DARRELL W.

Valuation Report

07/15/2016

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Map/Lot: 026-057

Account: 844 Card: 1 of 1

Location: 280 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1801P233
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347 100%		20,347
Total Acres 0.46				Land Total	20,347

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	81,661
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	67,779

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1983	400	C 100	5,600	Avq.	88%	100%	100%	4,928
Wood Deck	2011	195	C 100	1,638	Avq.	97%	100%	100%	1,589
1.25 ST GARAGE..	2000	784	C 100	12,622	Avq.	97%	100%	100%	12,243
Carport/Canopy	2001	224	C 100	1,411	Avq.	97%	100%	100%	1,369
960 SFLA									
Outbuilding Total									20,129

Acpt Land 20,300 **Accepted Bldg** 87,900 **Total** 108,200

Oakland
Name: WILKIE, JANET

Valuation Report

07/15/2016

Page 3137

Map/Lot:

026-058

Account: 847 Card: 1 of 1

Location:

HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B1909P141

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	4,420	50%	Access	12,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30					Land Total	14,600
Acpt Land		14,600	Accepted Bldg		0	Total
						14,600

Oakland
 Name: HALL, JAMES D.

Valuation Report

07/15/2016

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Map/Lot: 026-059

Account: 95 Card: 1 of 1

Location: 284 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2300P119
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						20,347

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade C 100	Base		81,413
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,484
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Good	Typical	83,897			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	87%	100%	100%	72,990				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	144	C 100	1,210	Good	87%	100%	100%	1,053
Frame Shed	2002	256	C 100	1,792	Avq.	97%	100%	100%	1,738
Frame Shed	2003								400
1,008 SFLA				----- S O U N D V A L U E -----					
						Outbuilding Total			3,191

Acpt Land 20,300 **Accepted Bldg** 76,200 **Total** 96,500

Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/27/2011
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B1649P245
 Reference 2: REMAINDERMAN B2764P119
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.70	Acres-Rear Land 1-10	2,000.00	5,400	100%		5,400
Total Acres 3.70						35,400

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	558 Sqft	Grade D 105	Base	63,143
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1922	0	TYPICAL	TYPICAL	Above Average	Typical	63,143
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
SMALL SIZE.....		None		70%	97%	100%
						42,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1922	81	D 105	2,023	Avq+	70%	97%	100%	1,374
Frame Shed	1960	144	D 90	725	Fair	63%	100%	100%	457
Frame Garage	1997	576	C 100	8,064	Avq.	96%	100%	100%	7,741
976 SFLA									9,572
Outbuilding Total									9,572

Acpt Land 35,400 **Accepted Bldg** 52,400 **Total** 87,800

Account: 806 Card: 1 of 2

Map/Lot: 026-061
 Location: 298 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1809P245
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
6.30	Acres-Rear Land 1-10	2,000.00	12,600	100%		12,600
Total Acres 7.30			Land Total			42,600

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	One & 3/4 Story ASBESTOS/ASPHALT 1 OTHER Units-0	625 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	61,520 0 0 0
Foundation	Brick &/or Stone	Basement	None	Basement	-7,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,370
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-613
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Below Average	Typical	50,537			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		None		60%	90%	100%	27,290		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1968	440	D 100	2,464	Avq.	50%	100%	100%	1,232
Encl Frame Porch	1900	42	D 100	1,053	Avq-	60%	90%	100%	569
1,094 SFLA									
Outbuilding Total									1,801

Acpt Land 42,600 **Accepted Bldg** 29,100 **Total** 71,700

Oakland
 Name: WENTWORTH, RICHARD A.

Valuation Report

07/15/2016

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Map/Lot: 026-061

Account: 806 Card: 2 of 2

Location: 302 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1809P245

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
APT	2006	1152	B 100	93,327	Ava.	97%	100%	100%	90,527	
Wood Deck	2004	162	C 100	1,361	Ava.	97%	100%	100%	1,320	
1 ST BARN.....	2001	2304	C 100	38,707	Ava.	97%	100%	100%	37,546	
Encl Frame Porch	2012	30	C 100	980	Ava.	97%	100%	100%	951	
1,094 SFLA										
						Outbuilding Total			130,344	
Acpt Land			0	Accepted Bldg		130,300	Total		130,300	

Oakland
Name: WENTWORTH, RICHARD A.

Valuation Report

07/15/2016

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Map/Lot:

026-061

Account: 806

Location:

302 HUSSEY HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	42,600	29,100	71,700	42,600	29,100	71,700
2	0	130,300	130,300	0	130,300	130,300
TOTAL	42,600	159,400	202,000	42,600	159,400	202,000

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 10/01/1998
Sale Price: 0
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B5760P124

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
0.46	Acres-Frontage 1	5,000.00	2,300	100%	Excess Frt	2,300	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
54.29	REAR2-Rear 21+	500.00	27,145	100%		27,145	
Total Acres 75.75						Land Total	85,445

Dwelling Description

Replacement Cost New

Conventional	One Story	1,664 Sqft	Grade B 100	Base	155,933
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,584
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,248
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,491
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	167,331
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	162,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2001	160	C 100	1,120	Avq.	97%	100%	100%	1,086
2 STORY SHED....	2002	384	B 100	5,160	Avq.	97%	100%	100%	5,005
Carport/Canopy	2006	128	C 100	806	Avq.	97%	100%	100%	782
1,664 SFLA									
Outbuilding Total									6,873

Acpt Land 85,400 **Accepted Bldg** 169,200 **Total** 254,600

Oakland
 Name: RICHARDSON, VICKI C.

Valuation Report

07/15/2016

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Map/Lot:

026-062-04

Account: 3509 Card: 1 of 1

Location: SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B11767P225

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.61	Acres-Rear Land 1-10	2,000.00	3,220	100%		3,220
Total Acres 2.61					Land Total	27,220

Acpt Land	27,200	Accepted Bldg	0	Total	27,200
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Oakland
 Name: RICHARDSON, VICKI C.

Valuation Report

07/15/2016

Page 3145

Map/Lot:

026-062-05

Account: 3510 Card: 1 of 1

Location: NORTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B11767P225

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.05	Acres-Rear Land 1-10	2,000.00	4,100	100%		4,100
Total Acres 3.05					Land Total	28,100

Acpt Land	28,100	Accepted Bldg	0	Total	28,100
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Oakland
 Name: RICHARDSON, TED

Valuation Report

07/15/2016

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Map/Lot:

026-062-1

Account: 3449 Card: 1 of 1

Location:

HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5760P125

Reference 2

Tran/Land/Bldg 1 2 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Sites-Mobile Home Site	10,000.00	140,000	100%		140,000
Total Acres 0.00				Land Total		140,000
Acpt Land		140,000	Accepted Bldg	0	Total	140,000

Oakland
 Name: PHILSON, MURIEL

Valuation Report

07/15/2016
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 026-062-1-01

Account: 3453 Card: 1 of 1 Map/Lot: 7 SOUTH GREENRIDGE HEIGHTS
 Location: 7 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 07/01/2003
 Sale Price: 57,100
 Sale Type:
 Financing:
 Verified:
 Validity: Validity

Reference 1: BOS 7/5/02
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade D 110	Base	102,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1994	0	TYPICAL	TYPICAL	Average	Typical	90,469				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
Overbuilt		None		94%	90%	90%	68,883			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1994	576	C 100	8,064	Ava.	94%	100%	90%	6,822	
Wood Deck	1997	50	C 100	420	Ava.	96%	100%	90%	363	
Wood Deck	1998	140	C 100	1,176	Ava.	96%	100%	90%	1,016	
1,568 SFLA						Outbuilding Total			8,201	
Acpt Land			0	Accepted Bldg			77,100	Total		77,100

Oakland
 Name: POWELL, GEORGIA E.

Valuation Report

07/15/2016
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 026-062-1-02

Account: 3944 Card: 1 of 1 Map/Lot: 11 SOUTH GREENRIDGE HEIGHTS
 Location: 11 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1
 Reference 2
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade D 100	Base	81,688
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1999	0	TYPICAL	TYPICAL	Average	97%	100%	90%	Phy	Func	Econ
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)	
None							None		63,217	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2000	100	C 100	700	Avq.	97%	100%	90%	611	
Wood Deck	2003	248	C 100	2,083	Avq.	97%	100%	90%	1,819	
Frame Shed	1999			----- SOUND VALUE -----						100
1,344 SFLA									Outbuilding Total	2,530
Acpt Land			0	Accepted Bldg			65,700	Total		65,700

Oakland
 Name: PIERCE, DEAN H.

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-03

Account: 4144 Card: 1 of 1

Location: 17 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/21/2002
 Sale Price 0
 Sale Type Mobile Home
 Financing
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 6/21/02
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2002	14X68	A 100	34.959	Avg.	68%	100%	90%	21,269
Wood Deck	2007	180	C 100	1.512	Avg.	97%	100%	90%	1,320
Frame Shed	2002								200
952 SFLA						----- S O U N D V A L U E -----			
								Outbuilding Total	22,789
Accpt Land			0						
				Accepted Bldg		22,800	Total		22,800

Oakland
 Name: PINE VIEW HOMES, INC.

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-04

Account: 4628 Card: 1 of 1

Location: 21 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 LEASE AGREEMENT 8/15/13 STOCK#8879

Reference 2 2012 TITAN-SV290, 14X60

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	2012	14X60	B 100	25,300	Avg.	89%	100%	90%	20,174	
Wood Deck	2013	64	C 100	538	Avg.	97%	100%	90%	470	
Frame Shed	2013	64	C 100	448	Avg.	97%	100%	90%	392	
Frame Shed	2015	120	C 100	840	Avg.	97%	100%	90%	734	
840 SFLA										
						Outbuilding Total			21,770	
Acpt Land			0	Accepted Bldg		21,800	Total		21,800	

Oakland
 Name: FLAGG, BONNIE T.

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-05

Account: 3755 Card: 1 of 1

Location: 27 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/15/2006
 Sale Price 25,000
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1996	14X76	A 100	38,263	Avq.	55%	100%	90%	18,940
MH SLAB.....	1996	1064	C 100	3,724	Avq.	95%	100%	90%	3,184
Frame Shed	1998	64	D 100	358	Avq.	96%	100%	90%	310
1,064 SFLA									
						Outbuilding Total			22,434
Acpt Land			0	Accepted Bldg		22,400	Total		22,400

Oakland
 Name: POPLASKI, JOHN

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-06

Account: 3970 Card: 1 of 1

Location: 6 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 01/24/2002
 Sale Price: 44,900
 Sale Type: Buildings Only
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: BOS
 Reference 2: 1-24-02
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Dwelling Description

Replacement Cost New

Ranch	One Story	1,836 Sqft	Grade D 110	Base	116,527
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,965
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Below Average	Typical	105,106
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
OTHER.....		None		96%	89%	90%
						80,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	240	C 100	2,016	Avq.	97%	100%	90%	1,760
Wood Deck	2003	80	C 100	672	Avq.	97%	100%	90%	587
Wood Deck	2003	32	C 100	269	Avq.	97%	100%	90%	235
Frame Shed	2003	96	C 100	672	Avq.	97%	100%	90%	587
Wood Deck	2004	100	C 100	840	Avq.	97%	100%	90%	734
1,836 SFLA									3,903

Acpt Land 0 **Accepted Bldg** 84,700 **Total** 84,700

Oakland
 Name: VEILLEUX, GERALD D.

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-07

Account: 4535 Card: 1 of 1

Location: 10 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/31/2007
 Sale Price 42,995
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 8/30/07
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 17 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2007	14X73	A 100	37,024	Avg.	78%	100%	90%	26,024
Wood Deck	2009	64	B 100	689	Avg.	97%	100%	90%	601
Frame Shed	2009								200
1,022 SFLA				----- S O U N D V A L U E -----					
				Outbuilding Total					26,825
Acpt Land			0	Accepted Bldg			26,800	Total	26,800

Oakland
 Name: TRASK, NELSON

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-08

Account: 3626 Card: 1 of 1

Location: 16 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/24/2013
 Sale Price 40,000
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 9-24-13 1997 Atrium
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1996	14X76	A 100	38,263	Ava.	55%	100%	90%	18,940
Wood Deck	1996	200	C 100	1,680	Ava.	95%	100%	90%	1,436
Frame Shed	1998	80	C 100	560	Ava.	96%	100%	90%	484
Wood Deck	1998	100	C 100	840	Ava.	96%	100%	90%	725
Wood Deck	2005	76	C 110	703	Ava.	97%	100%	90%	614
Open Frame Porch	2005	48	C 110	893	Ava.	97%	100%	90%	779
ONE STORY FRAME	2005	256	C 110	14,587	Ava.	97%	100%	90%	12,734
1,320 SFLA									
						Outbuilding Total			35,712
Accpt Land			0	Accepted Bldg		35,700	Total		35,700

Oakland
 Name: SMITH, CHAD

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-09

Account: 3753 Card: 1 of 1

Location: 20 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1996	14X76	A 100	38,263	Avq.	55%	100%	90%	18,940	
Frame Shed	1998	80	C 100	560	Avq.	96%	100%	90%	484	
Wood Deck	2004	120	B 100	1,291	Avq.	97%	100%	90%	1,127	
ONE STORY FRAME	2006	224	C 100	11,603	Avq.	97%	100%	90%	10,130	
1,288 SFLA										
Outbuilding Total									30,681	
Acpt Land			0	Accepted Bldg			30,700	Total		30,700

Oakland
 Name: HUMPHREY, RONALD E.

Valuation Report

07/15/2016

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Map/Lot:

026-062-1-10

Account: 3775 Card: 1 of 1

Location: 5 NORTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 03/25/2013
 Sale Price 18,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Reference 1 BOS 3/25/13 1998 Commodore 14x80

Reference 2 Ser.# CW32141

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1998	14X76	A 100	38,263	Avg.	59%	100%	90%	20,387
Frame Shed	1997	192	B 100	1,721	Avg.	96%	100%	90%	1,487
Wood Deck	2006	60	B 100	645	Avg.	97%	100%	90%	563
Wood Deck	2009	120	B 100	1,291	Avg.	97%	100%	90%	1,127
1,064 SFLA						Outbuilding Total			23,564
Acpt Land		0				23,600	Total		23,600

Oakland
 Name: FOSTER, RAYMOND L.

Valuation Report

07/15/2016
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 026-062-1-11

Account: 4327 Card: 1 of 1 Map/Lot: Location: 11 NORTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	09/03/2015
Sale Price	20,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: BOS 9/3/15 2000 Titan 28X40 3bd/2bth
 Reference 2: Ser#190055906373AB Tenant- Rose Foster
 Tran/Land/Bldg: 1 1 9
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade D 100	Base	70,650
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		63,258
2000	0	GOOD	GOOD	Fair			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %		Value(Rcnld)	43,268
COND/DES/UTIL...	None	95%	80%	90%			
Accpt Land	0	Accepted Bldg	43,300	Total			43,300

Oakland
 Name: FLORES, KIM E. (AUSTIN)

Valuation Report

07/15/2016

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Account: 3774 Card: 1 of 1

Map/Lot: 026-062-1-12
 Location: 17 NORTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1997	14X76	A 100	38,263	Avq.	57%	100%	90%	19,663	
Wood Deck	2003	224	C 100	1,882	Avq.	97%	100%	90%	1,643	
1,064 SFLA										
						Outbuilding Total			21,306	
Acpt Land			0	Accepted Bldg			21,300	Total		21,300

Oakland
 Name: HUGHES, PAMELA

Valuation Report

07/15/2016

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Account: 3890 Card: 1 of 1

Map/Lot: 026-062-1-13
 Location: 4 NORTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 10/05/2015
 Sale Price: 0
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Seller
 Validity: Related Parties

Reference 1: BOS 10/5/15 1998 27x56 Titan 3bd/2bth
 Reference 2: Ser# 19988713449AB bl/bk
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,512 Sqft	Grade C 90	Base	101,213
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,890
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			92,595	
1998	0	GOOD	GOOD	Average					
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None		96%	100%	90%	80,002			
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2003	240	C 100	1,680	Avq.	97%	100%	90%	1,467
1,512 SFLA	Outbuilding Total							1,467	
Acpt Land			0	Accepted Bldg		81,500	Total		81,500

Oakland
 Name: PINE VIEW HOMES, INC.

Valuation Report

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Account: 3974 Card: 1 of 1

Map/Lot: 026-062-1-14
 Location: 10 NORTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 L/O AGREEMENT 7/26/01
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1998	14X76	A 100	38,263	Ava.	59%	100%	90%	20,387
Open Frame Porch	2004	30	D 100	448	Ava.	97%	100%	90%	392
1,064 SFLA									
						Outbuilding Total			20,779
Acpt Land			0	Accepted Bldg		20,800	Total		20,800

Oakland
 Name: COLE, RICHARD A.

Valuation Report

07/15/2016
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 026-062-1-18

Account: 4435 Card: 1 of 1 Map/Lot: Location: 20 NORTH GREENRIDGE HEIGHTS

Neighborhood 99 GREENRIDGE HTSPK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	05/10/2007
Sale Price	73,515
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: BOS 5/10/07
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade D 110	Base	89,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	Dry None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,490
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	82,994			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	90%	72,454				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2012	100	C 100	700	Ava.	97%	100%	90%	611
Frame Shed	2007	144	B 100	1,291	Ava.	97%	100%	90%	1,127
Encl Frame Porch	2010	100	B 100	3,763	Ava.	97%	100%	90%	3,285
Wood Deck	2009	144	B 100	1,548	Ava.	97%	100%	90%	1,352
Wood Deck	2010	36	B 100	386	Ava.	97%	100%	90%	337
1,344 SFLA						Outbuilding Total			6,712
Acpt Land		0	Accepted Bldg		79,200	Total		79,200	

Oakland
 Name: RICHARDSON, TED

Valuation Report

07/15/2016

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Map/Lot:

026-062-2

Account: 3943 Card: 1 of 1

Location:

HUSSEY HILL ROAD (OFF)

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B5760P124

Reference 2

Tran/Land/Bldg 1 2 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Sites-Mobile Home Site	10,000.00	80,000	50%	Access	40,000
3.00	Sites-Mobile Home Site	10,000.00	30,000	100%		30,000
Total Acres 0.00					Land Total	70,000

Acpt Land	70,000	Accepted Bldg	0	Total	70,000
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Valuation Report

Account: 3387 Card: 1 of 1 Map/Lot: 28 SOUTH GREENRIDGE HEIGHTS
Location: 28 SOUTH GREENRIDGE HEIGHTS

Neighborhood 99	GREENRIDGE HTSPK	Sale Data
Zoning/Use	RURAL.....	Sale Date 07/01/2007
Topography	Level	Sale Price 0
Utilities	Drilled WellSeptic System	Sale Type
Street	Private	Financing
		Verified
		Validity Validity

Reference 1
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade D 100	Base	81,688
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Percent Good			Value	
2007	0	GOOD	GOOD	Average	97%	100%	Phy	Func	Econ	Rcnld	
Functional Obsolescence							Economic Obsolescence			Value(Rcnld)	
None							None			74,094	
							90%			64,684	
Outbuildings/Additions/Improvements										Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld	
Wood Deck	2009	124	B 100	1.333	Avq.	97%	100%	90%		1,164	
Frame Shed	2012	120	B 100	1.075	Avq.	97%	100%	90%		939	
1,344 SFLA										2,103	
Acpt Land				0	Accepted Bldg			66,800	Total		66,800

Oakland
 Name: DAVIS, MARY E.

Valuation Report

07/15/2016

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Map/Lot:

026-062-3

Account: 4285 Card: 1 of 1

Location:

291 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/11/2014
 Sale Price 28,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11769P273
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 38 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,296 Sqft	Grade D 100	Base		79,323
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-10,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,016
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	70,453			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	68,339			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2005	384	C 100	5,376	Avg.	97%	100%	100%	5,215
Frame Shed	2005	168	D 100	941	Avg.	97%	100%	100%	913
1,296 SFLA						Outbuilding Total			6,128
Acpt Land		24,900	Accepted Bldg		74,500	Total		99,400	

Oakland
 Name: VEILLEUX, VICKIE L.

Valuation Report

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Map/Lot: 026-063

Account: 2986 Card: 1 of 1

Location: HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3236P072

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	10,000.00	30,000	75%	Access	18,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
27.56	REAR2-Rear 21+	500.00	13,780	100%		13,780
Total Acres 48.56					Land Total	57,780

Acpt Land 57,800 **Accepted Bldg** 0 **Total** 57,800

Oakland
 Name: LEHAY, CHARITY L.

Valuation Report

07/15/2016

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Map/Lot:

026-063-01

Account: 4539 Card: 1 of 1

Location:

19 WHITETAIL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 04/02/2009
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B10248P386
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.32	Acres-Rear Land 1-10	2,000.00	640	100%		640
Total Acres 1.32			Land Total			30,640

Dwelling Description

Replacement Cost New

Ranch	One Story	1,728 Sqft	Grade B 110	Base	177,077
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,547
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,995
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,703
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	GOOD	GOOD	Average	Typical	162,776
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		97%	99% 100%	156,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	2009	144	B 100	2,759	Avq.	97%	100%	100%	2,676
Frame Garage	2009	1848	B 110	36,427	Avq.	97%	100%	100%	35,334
Encl Frame Porch	2009	96	B 110	3,983	Avq.	97%	100%	100%	3,864
1,728 SFLA						Outbuilding Total			41,874

Acpt Land 30,600 **Accepted Bldg** 198,200 **Total** 228,800

Oakland
 Name: FURBUSH, FAITH

Valuation Report

07/15/2016

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Map/Lot: 026-064

Account: 2056 Card: 1 of 1

Location: 245 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2530P264

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 26 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1985	14X66	A 100	34,133	Avg.	55%	100%	100%	18,773
Frame Garage	1986	576	C 100	8,064	Avg.	89%	100%	100%	7,177
Frame Shed	1986	96	C 100	672	Avg.	89%	100%	100%	598
Wood Deck	1986	168	C 100	1,411	Avg.	89%	100%	100%	1,256
924 SFLA						Outbuilding Total			27,804

Acpt Land	30,100	Accepted Bldg	27,800	Total	57,900
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Oakland
 Name: DOUCETTE, ROSALIE F.

Valuation Report

07/15/2016

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Map/Lot: 026-064-1

Account: 2985 Card: 1 of 1

Location: 251 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/01/1997
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B3583P142
 Reference 2: B5491P302
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	91,762
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,898
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	82,312
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				96%	100%	100%
						79,020

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
2 STORY GARAGE	2009	784	B 100	21,074	Avq.	97%	100%	100%	20,442
Open Frame Porch	2009	225	C 100	3,290	Avq.	97%	100%	100%	3,191
Wood Deck	2009	32	B 100	344	Avq.	97%	100%	100%	334
1,176 SFLA									23,967
Outbuilding Total									23,967

Acpt Land 24,900 **Accepted Bldg** 103,000 **Total** 127,900

Oakland
 Name: COLE, DENNIS M.

Valuation Report

07/15/2016

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Map/Lot:

026-064-1-1

Account: 3796 Card: 1 of 1

Location:

6 WHITETAIL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/30/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8931P128

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69			Land Total			24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,134 Sqft	Grade D 110	Base	78,473
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,134	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	GOOD	GOOD	Average	Typical	70,952	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	68,823

Acpt Land	24,900	Accepted Bldg	68,800	Total	93,700
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Oakland
 Name: DOUCETTE, ROSALIE F.

Valuation Report

07/15/2016

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Map/Lot:

026-064-1-2

Account: 4541 Card: 1 of 1

Location:

WHITETAIL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....

Topography Rolling

Utilities

Street Private

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B3583P142

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	80%	Vacancy	19,936
Total Acres 0.69					Land Total	19,936
Acpt Land		19,900	Accepted Bldg	0	Total	19,900

Oakland
 Name: WEST, PATRICK D.

Valuation Report

07/15/2016

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Map/Lot: 026-065

Account: 2983 Card: 1 of 1

Location: 235 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/22/2008
 Sale Price: 136,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9838P152
 Reference 2: B11259P001
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.20	Acres-Rear Land 1-10	2,000.00	6,400	100%		6,400
Total Acres 4.20						36,400

Dwelling Description

Replacement Cost New

Conventional	One Story	1,056 Sqft	Grade D 110	Base	74,245
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1971	0	TYPICAL	TYPICAL	Average	Typical	74,245	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		81%	100%	100%	60,138

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1971	148	C 100	1,243	Avq.	81%	100%	100%	1,007
Frame Garage	1972	720	C 100	10,080	Avq.	81%	100%	100%	8,165
Frame Garage	1997	192	D 100	2,150	Avq.	96%	100%	100%	2,064
1,056 SFLA						Outbuilding Total			11,236

Acpt Land 36,400 **Accepted Bldg** 71,400 **Total** 107,800

Oakland
 Name: GUYAZ, KIRSTEN M.

Valuation Report

07/15/2016

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Map/Lot: 026-066

Account: 1719 Card: 1 of 1

Location: 227 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/01/1999
 Sale Price: 76,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6117P002
 Reference 2: B8313P241
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440	
Total Acres 1.72						Land Total	31,440

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	672 Sqft	Grade C 100	Base	85,001
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-941
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	823
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	86,283			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		93%	100%	100%	80,243		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1SFr Overhang	1992	48	C 100	2,486	Avq.	93%	100%	100%	2,312
1,224 SFLA						Outbuilding Total			2,312

Acpt Land 31,400 **Accepted Bldg** 82,600 **Total** 114,000

Oakland
 Name: OTIS, DANIEL D. & DIANE M., TRUSTEES

Valuation Report

07/15/2016

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Account: 3245 Card: 1 of 1

Map/Lot: 026-066-1
 Location: HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/23/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8218P338

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,440	90%	Size/Shape	21,600
1.68	Acres-Rear Land 1-10	2,000.00	3,360	100%		3,360
Total Acres 2.68					Land Total	24,960

Acpt Land 25,000 **Accepted Bldg** 0 **Total** 25,000

Oakland
 Name: HOUSTON, BRENDA LEE

Valuation Report

07/15/2016

Page 3174

Map/Lot: 026-067

Account: 2334 Card: 1 of 1

Location: HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 08/01/1995
 Sale Price 6,400
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4955P112

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40					Land Total	24,800

Acpt Land 24,800 **Accepted Bldg** 0 **Total** 24,800

Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/01/1993
 Sale Price: 109,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B4411P184
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40			Land Total			30,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	113,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,346
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	120,004
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		92%	99% 100%	109,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1990	528	C 100	4,435	Avq.	92%	100%	100%	4,080
Swimming Pool	1990	512	C 100	7,000	Avq.	99%	100%	100%	6,930
Frame Shed	2001	80	D 100	448	Avq.	97%	100%	100%	435
1,764 SFLA									
Outbuilding Total									11,445

Acpt Land 30,800 **Accepted Bldg** 120,700 **Total** 151,500

Oakland
 Name: SMALLWOOD, LISA A.

Valuation Report

07/15/2016

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Map/Lot: 026-068

Account: 975 Card: 1 of 1

Location: 199 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/08/2008
 Sale Price 129,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9849P338

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.05	Acres-Frontage 1	5,000.00	15,250	73%	Excess Frt	11,133
Total Acres 4.05			Land Total			41,133

Dwelling Description

Replacement Cost New

Ranch	One Story	1,638 Sqft	Grade C 90	Base	108,199
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,479
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,268
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	GOOD	GOOD	Average	Typical	94,988			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	92,138				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	117	C 90	1,600	Avq.	97%	100%	100%	1,552
GARAGE FRAME ..	2012	720	C 100	30,240	Avq.	97%	90%	100%	26,400
1,638 SFLA									
Outbuilding Total								27,952	

Acpt Land 41,100 **Accepted Bldg** 120,100 **Total** 161,200

Oakland
 Name: CROSSLIN, ROBERT E.

Valuation Report

07/15/2016

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Map/Lot:

026-068-1

Account: 4460 Card: 1 of 1

Location:

169 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/08/2015
 Sale Price 89,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12200P91

Reference 2

Tran/Land/Bldg 2 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	30,000.00	27,166	100%		27,166
Total Acres 0.82						27,166

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
3/4S AD/GAR.....	2011	896	B 100	59.007	Ava.	97%	100%	100%	57,237	
Outbuilding Total									57,237	

Acpt Land	27,200	Accepted Bldg	57,200	Total	84,400
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Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 04/30/2012
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Related Parties

Reference 1: B11028P319
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
5.00	Acres-Frontage 1	5,000.00	25,000	65%	Excess Frt	16,250	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
2.31	Acres-Rear Land 11-20	600.00	1,386	100%		1,386	
Total Acres 18.31						Land Total	67,636

Dwelling Description

Replacement Cost New

Ranch	One Story	1,300 Sqft	Grade C 95	Base	94,430
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet 3/4 Bmt	Basement	-4,755
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-3,458
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	88,611
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
COND/DES/UTIL...	None	77%	92%	100%	62,772	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld	
Frame Garage	1964	400	C 95	5,320	Avq.	77%	100%	100%		4,096	
Frame Shed	1964									200	
1,300 SFLA										Outbuilding Total	4,296

Acpt Land 67,600 **Accepted Bldg** 67,100 **Total** 134,700

Oakland
 Name: MCLEAN, EVERETT A.

Valuation Report

07/15/2016

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Map/Lot: 026-070

Account: 1532 Card: 1 of 1

Location: 11 MCLEAN DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B4901P089

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.45	Acres-Rear Land 1-10	2,000.00	4,900	100%		4,900	
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213	
Total Acres 3.95						Land Total	56,113

Dwelling Description

Replacement Cost New

Conventional	One Story	952 Sqft	Grade C 100	Base	77,963
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	714 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,997
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,346
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1977	0	TYPICAL	TYPICAL	Average	Typical	88,306			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		84%	100%	100%	74,177		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1989	624	C 100	8,736	Avq.	84%	100%	100%	7,338
Wood Deck	1989	200	D 100	1,344	Avq.	84%	100%	100%	1,129
952 SFLA						Outbuilding Total			8,467

Acpt Land

56,100

Accepted Bldg

82,600

Total

138,700

Oakland
 Name: MCLEAN, ALLAN

Valuation Report

07/15/2016

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Map/Lot:

026-070-01

Account: 4322 Card: 1 of 1

Location:

111 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/16/2006
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B8802P333
 Reference 2: B12240P188
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	30,000.00	26,495	100%		26,495
Total Acres 0.78						26,495

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,000 Sqft	Grade C 100	Base	113,288
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,750	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	GOOD	GOOD	Average	Typical	102,788	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		89%	99%	100%	90,567

Acpt Land 26,500 **Accepted Bldg** 90,600 **Total** 117,100

Oakland
 Name: MCLEAN, MARIE

Valuation Report

07/15/2016

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Map/Lot:

026-070-A

Account: 3936 Card: 1 of 1

Location:

15 MCLEAN DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/20/2012
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 BOS 6/20/12
 Reference 2 ON LAND OF EVERETT MCLEAN
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,188 Sqft	Grade D 100	Base	74,001
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1999	0	TYPICAL	TYPICAL	Fair	95%	80%	100%	66,038		
Functional Obsolescence		Economic Obsolescence								
COND/DES/UTIL...		None			95%	80%	100%	50,189		
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1999	160	D 100	3,696	Fair	95%	80%	100%	2,809	
Wood Deck	1999	25	C 100	210	Avg.	97%	100%	100%	204	
1,188 SFLA										
Acpt Land					0	Accepted Bldg		53,200	Total	53,200

Oakland
 Name: HACHEY, DAVID R.

Valuation Report

07/15/2016

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Map/Lot: 026-072

Account: 976 Card: 1 of 1

Location: 101 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3221P200
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775
						Land Total
						28,775

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	640 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,168
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	85,624
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	100%	100%
						77,062
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2014	232	B 100	2,495	Avg.	97%
960 SFLA						100%
						Value
						Rcnld
						2,420
Outbuilding Total						2,420

Acpt Land 28,800 **Accepted Bldg** 79,500 **Total** 108,300

Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/2000
 Sale Price: 109,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8425P138
 Reference 2: B8312P264 AB-DV
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	728 Sqft	Grade C 110	Base	70,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	728 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,192
Heating	100% Hot Water BB	Cooling	100% None	Heat	1,973
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	82,746
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	100% 100%	79,436

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1SFr Overhanq	1997	34	C 110	1,938	Avq.	96%	100%	100%	1,860
Frame Garage	1997	480	C 110	7,392	Avq.	96%	100%	100%	7,096
Encl Frame Porch	1997	36	C 110	1,263	Avq.	96%	100%	100%	1,212
ONE STORY FRAME	1997	660	C 110	37,607	Avq.	96%	100%	100%	36,103
1,422 SFLA						Outbuilding Total			46,271

Acpt Land 28,800 **Accepted Bldg** 125,700 **Total** 154,500

Oakland
 Name: MICHAUD, STEPHEN A., SR.

Valuation Report

07/15/2016

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Map/Lot:

026-074

Account: 2629 Card: 1 of 1

Location:

HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	03/08/2006
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B8860P202

Reference 2 B4390P315

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Rear Land 1-10	2,000.00	3,800	100%		3,800
Total Acres 1.90				Land Total		3,800
Acpt Land		3,800	Accepted Bldg	0	Total	3,800

Oakland
 Name: MICHAUD, STEPHEN A., SR.

Valuation Report

07/15/2016
 Page 3185
 026-074-01
 NIKE LANE

Account: 4389 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8860P202
 Reference 2 B9340P315
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.29	Acres-Rear Land 1-10	2,000.00	580	100%		580	
Total Acres 1.29					Land Total	24,580	
Acpt Land		24,600	Accepted Bldg		0	Total	24,600

Oakland
 Name: LAVALLEE, JAMES R.

Valuation Report

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Map/Lot:

026-074-02

Account: 4390 Card: 1 of 1

Location:

BRIANNA DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9852P088
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	09/11/2008
Sale Price	16,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.39	Acres-Rear Land 1-10	2,000.00	780	100%		780
Total Acres 1.39					Land Total	24,780

Acpt Land	24,800	Accepted Bldg	0	Total	24,800
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Oakland
 Name: MARTIN, ROBERTO

Valuation Report

07/15/2016

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Map/Lot:

026-074-03

Account: 4391 Card: 1 of 1

Location:

25 BRIANNA DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 09/14/2012
 Sale Price: 21,200
 Sale Type: Land Only
 Financing: Conventional
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11165P071
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.03			Land Total			30,060

Dwelling Description

Replacement Cost New

Ranch	One Story	1,744 Sqft	Grade A 90	Base	182,521
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,188
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,838
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,758
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	GOOD	GOOD	Average	Typical	195,305			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	99%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2013	624	A 90	12,580	Avq.	97%	100%	100%	12,203
Open Frame Porch	2013	206	A 90	4,354	Avq.	97%	100%	100%	4,223
1,744 SFLA							Outbuilding Total		16,426

Acpt Land 30,100 **Accepted Bldg** 204,000 **Total** 234,100

Oakland
 Name: MICHAUD, STEPHEN A., SR.

Valuation Report

07/15/2016

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Map/Lot:

026-074-04

Account: 4392 Card: 1 of 1

Location:

BRIANNA DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8860P202
 Reference 2 B9340P315
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220	
Total Acres 1.11					Land Total	24,220	
Acpt Land		24,200	Accepted Bldg		0	Total	24,200

Oakland
 Name: PETTENGILL, TRAVIS J.

Valuation Report

07/15/2016

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Account: 4393 Card: 1 of 1

Map/Lot:
 Location:

026-074-05
 BRIANNA DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B10338P110
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	02/05/2010
Sale Price	24,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.04	Acres-Rear Land 1-10	2,000.00	80	100%		80
Total Acres 1.04					Land Total	24,080

Acpt Land 24,100 **Accepted Bldg** 0 **Total** 24,100

Oakland
 Name: MICHAUD, STEPHEN A., SR.

Valuation Report

07/15/2016

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Account: 4394 Card: 1 of 1

Map/Lot:
 Location:

026-074-06
 BRIANNA DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8860P202
 Reference 2 B9340P315
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0	
1.00	Acres-Homesite (Fract)	2,000.00	80	20%	Access	4,800	
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20	
Total Acres 1.01					Land Total	4,820	
Accpt Land		4,800	Accepted Bldg		0	Total	
						4,800	

Oakland
 Name: MICHAUD, STEPHEN A., SR.

Valuation Report

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Map/Lot:

026-074-07

Account: 4395 Card: 1 of 1

Location:

BRIANNA DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8860P202
 Reference 2 B9340P315
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Baselot (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Baselot (Fract)	2,000.00	80	20%	Access	4,800
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180
Total Acres 1.09					Land Total	4,980
Accpt Land		5,000	Accepted Bldg		0	Total
						5,000

Oakland
 Name: MICHAUD, STEPHEN A., SR.

Valuation Report

07/15/2016

Page 3192

Map/Lot:

026-074-08

Account: 4396 Card: 1 of 1

Location:

BRIANNA DRIVE

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8860P202
 Reference 2 B9340P315
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	80	20%	Access	4,800
0.33	Acres-Rear Land 1-10	2,000.00	660	100%		660
Total Acres 1.33					Land Total	5,460
Accpt Land		5,500	Accepted Bldg		0	Total
						5,500

Oakland
 Name: MICHAUD, STEPHEN A., SR.

Valuation Report

07/15/2016
 Page 3193
 026-074-09
 NIKE LANE

Account: 4397 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Proposed
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B8860P202
 Reference 2 B9340P315
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.51	Acres-Rear Land 1-10	2,000.00	1,020	100%		1,020	
Total Acres 1.51					Land Total	25,020	
Acpt Land		25,000	Accepted Bldg		0	Total	25,000

Oakland
 Name: STEVENS, DAVID J.

Valuation Report

07/15/2016

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Map/Lot: 026-075

Account: 1477 Card: 1 of 1

Location: 85 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1999
 Sale Price: 58,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B6052P056
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Item	Description	Value	Item	Description	Value
Raised Ranch	One Story	832 Sqft	Base		70,571
Exterior	ALUM/VINYL	Masonry Trim	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	499 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,986
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,050
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	80,447			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		94%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2009	140	C 100	1,176	Avg.	97%	100%	100%	1,141
Frame Shed	2012	80	D 100	448	Avg.	97%	100%	100%	435
Frame Shed	2014								100
832 SFLA						----- S O U N D V A L U E -----			100
Outbuilding Total									1,676
Acpt Land		24,900		Accepted Bldg		77,300		Total	
								102,200	

Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/06/2013
 Sale Price: 150,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11585P017
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920
Total Acres 0.69						24,920

Dwelling Description

Replacement Cost New

Ranch	One Story	988 Sqft	Grade C 100	Base	80,181
Exterior	ALUM/VINYL	Masonry Trim	60Sqft	Trim	252
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	988 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,832
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,434
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Good	Typical	98,379
Functional Obsolescence						Value(Rcnld)
None						87,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1981	160	C 100	8,288	Good	89%	100%	100%	7,376
Open Frame Porch	1981	80	C 100	1,260	Good	89%	100%	100%	1,121
Encl Frame Porch	2010	160	B 100	5,914	Avq.	97%	100%	100%	5,737
Frame Garage	1981	672	C 100	9,408	Good	89%	100%	100%	8,373
Frame Shed	2010	144	C 100	1,008	Avq.	97%	100%	100%	978
Frame Shed	1977			----- S O U N D V A L U E -----					300
1,148 SFLA				Outbuilding Total					23,885

Acpt Land	24,900	Accepted Bldg	111,400	Total	136,300
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Oakland
 Name: NOEL, DAVID A.

Valuation Report

07/15/2016

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Map/Lot: 026-077

Account: 1673 Card: 1 of 1

Location: 73 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1839P99 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.14	Acres-Frontage 1	5,000.00	700	100%		700
0.35	Acres-Rear Land 1-10	2,000.00	700	100%		700
Total Acres 1.49			Land Total			31,400

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,232 Sqft	Grade C 100	Base		95,211
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	480 Sqft, Grade D	Basement Gar	None	Fin Bsmt		5,376
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,036
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,520
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1977	0	TYPICAL	TYPICAL	Average		Typical			106,143	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		84%	100%	100%		89,160		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1989	440	C 110	25,071	Avq.	84%	100%	100%	21,060	
Wood Deck	1989	192	C 100	1,613	Avq.	84%	100%	100%	1,355	
Open Frame Porch	1989	160	C 100	2,380	Avq.	84%	100%	100%	1,999	
1.50 ST GARAGE..	1989	912	C 100	16,598	Avq.	91%	90%	100%	13,594	
Frame Shed	1989	120	C 100	840	Avq.	91%	100%	100%	764	
Swimming Pool	1989	512	C 100	7,000	Avq.	99%	100%	100%	6,930	
1,672 SFLA									45,702	
Acpt Land		31,400		Accepted Bldg		134,900		Total		166,300

Account: 530 Card: 1 of 1

Map/Lot: 026-080
Location: 59 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B1756P177
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.67	Acres-Rear Land 1-10	2,000.00	3,340	100%		3,340
0.74	Acres-Frontage 1	5,000.00	3,700	100%		3,700
Total Acres 3.41			Land Total			37,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	ALUM/VINYL	Masonry Trim	144Sqft	Trim	605
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	86,552
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		82%	100% 100%	70,973
Outbuildings/Additions/Improvements						
Description	Year	Units	Grade	RCN	Cond Phy Func Econ	Value Rcnld
Open Frame Porch	1980	72	C 100	1,148	Avq. 82% 100% 100%	941
Frame Shed	1980	120	C 100	840	Avq. 86% 100% 100%	722
1.50 ST GARAGE..	2010	1368	C 100	24,898	Avq. 97% 100% 100%	24,151
Carport/Canopy	2014					1,000
1,040 SFLA						26,814
Acpt Land						37,000
Accepted Bldg						97,800
Total						134,800

----- S O U N D V A L U E -----

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 02/01/1998
Sale Price: 0
Sale Type: Land & Buildings
Financing: Unknown
Verified
Validity: Related Parties

Reference 1: B5558P033

Reference 2

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.76	Acres-Rear Land 1-10	2,000.00	7,520	100%		7,520
0.50	Acres-Homesite (Fract)	30,000.00	21,213	100%		21,213
Total Acres 5.26						58,733

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade D 110	Base	71,643
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	70,401			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	58,433			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	280	D 100	1,882	Avq.	65%	100%	100%	1,223
Frame Shed	1965	520	D 100	2,912	Avq.	50%	100%	100%	1,456
Frame Shed	1965			----- S O U N D V A L U E -----					200
Frame Garage	1965	576	D 100	6,451	Avq.	60%	100%	100%	3,871
Frame Shed	1975			----- S O U N D V A L U E -----					500
ONE STORY FRAME	1997	448	D 100	18,565	Avq.	96%	100%	100%	17,822
Jacuzzi #	2011	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,456 SFLA									
Outbuilding Total									28,467

Acpt Land 58,700 **Accepted Bldg** 86,900 **Total** 145,600

Oakland
 Name: FARMER, JOHN R.

Valuation Report

07/15/2016

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Map/Lot: 026-081

Account: 2894 Card: 2 of 2

Location: 49 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/01/1998
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified:
 Validity: Related Parties

Reference 1: B5558P033

Reference 2:

Tran/Land/Bldg: 1 0 0

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Dwelling Description

Replacement Cost New

Conventional	One Story	1,344 Sqft	Grade C 100	Base	97,005
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	3 CAR	Fin Bsmt	4,200
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	102,045
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						98,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Shed	2016	64	D 100	358	Ava.	97%	100%	100%	347
1,344 SFLA									347
Outbuilding Total									347

Acpt Land

0 Accepted Bldg

99,300 Total

99,300

Oakland
Name: FARMER, JOHN R.

Valuation Report

07/15/2016

Page 3200

Map/Lot:

026-081

Account: 2894

Location:

49 HUSSEY HILL ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	58,700	86,900	145,600	58,700	86,900	145,600
2	0	99,300	99,300	0	99,300	99,300
TOTAL	58,700	186,200	244,900	58,700	186,200	244,900

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6363P040
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 12/01/2000
 Sale Price 113,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
2.07	Acres-Rear Land 11-20	600.00	1,242	100%		1,242
Total Acres 13.07						51,242

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	110,078
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH	HEARTH	1,848
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,081
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Good	Typical	113,007
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %
None	None			89%	99%	100%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1991	225	C 110	12,821	Good	89%	99%	100%	11,297
Open Frame Porch	1991	75	C 110	1,309	Good	89%	100%	100%	1,165
2S Frame Garage	1991	572	C 110	13,213	Good	89%	100%	100%	11,760
Frame Garage	2008			----- S O U N D V A L U E -----				500	
Carport/Canopy	2008	450	C 100	2,835	Avq.	60%	100%	100%	1,701
Open Frame Porch	2008	288	B 100	5,340	Avq.	97%	100%	100%	5,180
ONE STORY FRAME	2001	192	C 100	9,946	Avq.	97%	79%	100%	7,622
Jacuzzi #	2001	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Garage	2007	448	B 100	8,028	Avq.	97%	100%	100%	7,787
1,821 SFLA									
Outbuilding Total									50,407

Acpt Land 51,200 **Accepted Bldg** 150,000 **Total** 201,200

Oakland
 Name: BUZZELL, HAROLD I.

Valuation Report

07/15/2016

Page 3202

Map/Lot: 026-085

Account: 2507 Card: 1 of 1

Location: 21 HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Reference 1: B2177P150
 Reference 2: B6348P219
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.15	Acres-Rear Land 1-10	2,000.00	300	100%		300
Total Acres 1.15						Land Total 30,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	988 Sqft	Grade C 100	Base	114,498
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,260
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	108,384
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	95% 100%	92,668

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1987	144	C 100	1,210	Avq.	90%	100%	100%	1,089
Wood Deck	1987	40	C 100	336	Avq.	90%	100%	100%	302
Frame Shed	1980	200	C 100	1,400	Avq.	86%	100%	100%	1,204
Frame Shed	2001	96	C 100	672	Avq.	97%	100%	100%	652
ONE STORY FRAME	2014	336	B 100	22,278	Avq.	97%	38%	100%	8,212
1S AD/GAR.....	2014	392	B 100	37,230	Avq.	97%	38%	100%	13,723
Frame Garage	2014	336	B 100	6,021	Avq.	97%	40%	100%	2,336
Wood Deck	2014	252	B 100	2,709	Avq.	97%	40%	100%	1,051
2,457 SFLA						Outbuilding Total			28,569

Acpt Land	30,300	Accepted Bldg	121,200	Total	151,500
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Valuation Report

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/08/2013
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B11360P145
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.55	Acres-Rear Land 1-10	2,000.00	1,100	100%		1,100
Total Acres 1.55			Land Total			31,100

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story COMPOSITION 1 OTHER Units-0	408 Sqft Masonry Trim Roof Cover	Grade D 110 None Sheet Metal	Base Trim Roof	50,854 0 0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,508
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-754
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Average	Typical	50,810			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
STYLE.....	None	65%	87%	100%	28,733				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1942	180	D 110	8,205	Avq.	65%	87%	100%	4,640
1 Story/BASEMENT	1942	192	D 110	10,408	Avq.	65%	87%	100%	5,886
TWO STORY FRAME	1980	250	D 110	17,094	Avq.	65%	100%	100%	11,111
Open Frame Porch	1942	200	D 110	2,587	Avq.	65%	87%	100%	1,463
Frame Shed	2016	120	C 100	840	Avq.	97%	100%	100%	815
Frame Garage	1990	576	C 100	8,064	Avq.	92%	20%	100%	1,484
1,484 SFLA				Outbuilding Total					25,399
Acpt Land		31,100		Accepted Bldg		54,100		Total	85,200

Oakland
 Name: WHITE, CLYDE J. JR.

Valuation Report

07/15/2016

Page 3204

Map/Lot: 026-087

Account: 828 Card: 1 of 1

Location: 286 OAK STREET

Neighborhood 36 HUSSEY HILL ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Reference 1: B2256P160
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	30,000.00	27,659	100%		27,659
Total Acres 0.85						27,659

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,202 Sqft	Grade C 95	Base		88,695
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-11,990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	TWO HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	76,705
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						63,665

Outbuildings/ Additions/ Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1975	288	D 100	1,935	Avq.	83%	100%	100%	1,606
Frame Garage	1975	576	C 100	8,064	Avq.	83%	100%	100%	6,693
Frame Shed	1975			---- S O U N D V A L U E ----				300	
Frame Shed	1975			---- S O U N D V A L U E ----				200	
1,202 SFLA								Outbuilding Total	8,799

Acpt Land 27,700 **Accepted Bldg** 72,500 **Total** 100,200

Oakland
 Name: VENTIMIGLIA, RECHELLE L.

Valuation Report

07/15/2016

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Map/Lot: 026-088

Account: 1722 Card: 1 of 1

Location: 292 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	09/13/2006
Sale Price	33,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10666P289
 Reference 2 B9162P174
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.14	Acres-Rear Land 1-10	2,000.00	280	100%		280
Total Acres 1.14						Land Total 30,280

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade C 110	Base	134,331
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,464
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	144,415
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	137,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991	80	C 100	560	Avq.	92%	100%	100%	515
Wood Deck	2011	100	C 100	840	Avq.	97%	100%	100%	815
Wood Deck	2011	50	C 100	420	Avq.	97%	100%	100%	407
Wood Deck	2011	50	C 100	420	Avq.	97%	100%	100%	407
2,016 SFLA									Outbuilding Total 2,144

Acpt Land	30,300	Accepted Bldg	139,400	Total	169,700
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Oakland
 Name: MCIVER, GAIL L.

Valuation Report

07/15/2016

Page 3206

Map/Lot:

026-089

Account: 111 Card: 1 of 1

Location:

300 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6848P115
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 03/13/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.94	Acres-Rear Land 1-10	2,000.00	1,880	100%		1,880
Total Acres 1.94					Land Total	31,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
10 Mobile Home.	1964	10X54	D 100	11,868	Avg+	60%	100%	100%	7,121
ONE STORY FRAME	1974	486	C 100	25,175	Avg.	82%	100%	100%	20,644
ONE STORY FRAME	1974	168	C 100	8,702	Avg.	82%	100%	100%	7,136
Wood Deck	1974	128	C 100	1,075	Avg.	82%	100%	100%	882
Frame Shed	1974	384	C 100	2,688	Avg.	82%	100%	100%	2,204
Frame Garage	1974	320	C 100	4,480	Avg.	82%	100%	100%	3,674
Frame Shed	1974	280	C 100	1,960	Avg.	82%	100%	100%	1,607
MH GABLE ROOF...	1974	540	C 100	3,024	Avg.	82%	100%	100%	2,480
1,194 SFLA						Outbuilding Total			45,748

Acpt Land 31,900 **Accepted Bldg** 45,700 **Total** 77,600

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/1998
 Sale Price 22,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5533P330
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.94	Acres-Rear Land 1-10	2,000.00	1,880	100%		1,880
Total Acres 1.94			Land Total			31,880

Dwelling Description

Replacement Cost New

Ranch	One Story	1,302 Sqft	Grade C 100	Base	99,523
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,671
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,208
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2005	GOOD	TYPICAL	Above Average	Typical	89,060
Functional Obsolescence						Value(Rcld)
None						
Economic Obsolescence			Phys. % Func. % Econ. %			
None			85%	98%	100%	74,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Frame Garage	2007	896	C 100	12,544	Avq.	97%	100%	100%	12,168
Frame Shed	2009	416	C 100	2,912	Avq.	97%	100%	100%	2,825
Wood Deck	2009	48	C 100	403	Avq.	97%	100%	100%	391
Frame Shed	2008	120	C 100	840	Avq.	97%	100%	100%	815
Carport/Canopy	2008	96	C 100	605	Avq.	97%	100%	100%	587
ONE STORY FRAME	2011	640	D 100	26,522	Avq.	97%	98%	100%	25,211
1,942 SFLA									41,997

Acpt Land 31,900 **Accepted Bldg** 116,200 **Total** 148,100

Oakland
 Name: TRASK, RONALD

Valuation Report

07/15/2016

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Map/Lot: 026-091

Account: 679 Card: 1 of 1

Location: 312 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2854P56

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.94	Acres-Rear Land 1-10	2,000.00	1,880	100%		1,880
Total Acres 1.94			Land Total			31,880

Dwelling Description

Replacement Cost New

Cape Cod	One Story	884 Sqft	Grade C 90	Base	66,397
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,960
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,288
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	82,645
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	71%	100%	100%	58,678	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1954	230	C 90	12,751	Avq.	71%	100%	100%	9,053
Wood Deck	1980	108	D 100	725	Avq.	71%	100%	100%	515
Frame Garage	1980	400	D 100	4,480	Avq.	86%	100%	100%	3,853
Frame Shed	2001	64	D 100	358	Avq.	97%	100%	100%	347
Carport/Canopy	2008	320	C 100	2,016	Avq.	97%	100%	100%	1,956
1,114 SFLA									15,724
Outbuilding Total									15,724

Acpt Land

31,900

Accepted Bldg

74,400

Total

106,300

Oakland
 Name: VIOLETTE, DAVID H., JR

Valuation Report

07/15/2016

Page 3209

Map/Lot: 026-092

Account: 743 Card: 1 of 1

Location: 320 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/28/2009
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 10106P336
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.94	Acres-Rear Land 1-10	2,000.00	1,880	100%		1,880
Total Acres 1.94			Land Total			31,880

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	100%	64,657				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1973	192	D 100	1,075	Avq.	82%	100%	100%	882
960 SFLA						Outbuilding Total			882

Acpt Land 31,900 **Accepted Bldg** 65,500 **Total** 97,400

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	07/01/1996
Sale Price	21,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B7226P296

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
4.39	Acres-Rear Land 11-20	600.00	2,634	100%		2,634
Total Acres 15.39						52,634

Dwelling Description

Replacement Cost New

Conventional	Two Story	896 Sqft	Grade C 110	Base	122,947
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,857
Rooms	7	HEARTHS	ONE HEARTH	HEARTHS	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	GOOD	GOOD	Average	Typical	131,500	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	99%	100%	126,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	256	C 110	4,096	Avq.	97%	100%	100%	3,973
1.50 ST GARAGE..	1999	728	C 110	14,574	Avq.	97%	100%	100%	14,137
Carport/Canopy	2000	312	C 100	1,966	Avq.	97%	100%	100%	1,907
Swimming Pool	2005	512	B 100	8,960	Avq.	97%	100%	100%	8,691
Patio	2005	400	B 100	1,434	Avq.	97%	100%	100%	1,391
1,792 SFLA									30,099

Acpt Land	52,600	Accepted Bldg	156,400	Total	209,000
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Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/04/2010
 Sale Price 108,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10560P223
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 25 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00						30,000

Dwelling Description

Replacement Cost New

Ranch	One Story	1,463 Sqft	Grade D 110	Base	96,308
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,518
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	TYPICAL	TYPICAL	Average	Typical	86,856			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	130	D 110	1,725	Avq.	97%	100%	100%	1,673
1.75 ST GARAGE..	2001	576	C 100	11,290	Avq.	97%	100%	100%	10,951
Carport/Canopy	2001	96	C 100	605	Avq.	97%	100%	100%	587
1,463 SFLA									
Outbuilding Total									13,211

Acpt Land 30,000 **Accepted Bldg** 97,500 **Total** 127,500

Oakland
 Name: MICHAUD, STEPHEN

Valuation Report

07/15/2016

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Map/Lot:

027-001

Account: 1887 Card: 1 of 1

Location:

ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...
 Tree Growth 1972
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	12/01/1998
Sale Price	28,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B5843P213
 Reference 2 B9465P218
 Tran/Land/Bldg 1 6 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
121.60	Acres-Hardwood	203.15	24,703	100%		24,703	
Total Acres	121.60			Land Total		24,703	
Acpt Land		24,700	Accepted Bldg	0	Total	24,700	

Oakland
 Name: MACDONALD, JONI L.

Valuation Report

07/15/2016

Page 3213

Map/Lot:

027-001-02

Account: 3363 Card: 1 of 1

Location:

6 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Semi-Improved

Sale Data
 Sale Date: 02/21/2007
 Sale Price: 142,400
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9258P157

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.27	Acres-Rear Land 1-10	1,700.00	459	100%		459
Total Acres 1.27			Land Total			25,959

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 105	Base	87,553
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,466
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	78,778
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	94%	100%	100%	74,051	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	56	C 105	3,046	Avq.	94%	100%	100%	2,863
Frame Garage	1994	720	C 105	10,584	Avq.	94%	100%	100%	9,949
AB.GR. POOL.....	1995	1	C 100	0	Avq.	99%	100%	100%	0
1,096 SFLA						Outbuilding Total			12,812

Acpt Land 26,000 **Accepted Bldg** 86,900 **Total** 112,900

Oakland
 Name: KHUU, HON

Valuation Report

07/15/2016

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Map/Lot:

027-001-03

Account: 3364 Card: 1 of 1

Location:

ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 11/21/2003
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B7845P301

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	1,700.00	459	50%	Vacancy	10,200
0.25	Acres-Rear Land 1-10	1,700.00	425	100%		425
Total Acres 1.25					Land Total	10,625

Acpt Land 10,600 **Accepted Bldg** 0 **Total** 10,600

Oakland
 Name: BONNELL, JAMES L. II

Valuation Report

07/15/2016

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Map/Lot:

027-001-04

Account: 3365 Card: 1 of 1

Location:

22 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/12/2014
 Sale Price: 158,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11797P183
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.25	Acres-Rear Land 1-10	1,700.00	425	100%		425
Total Acres 1.25			Land Total			25,925

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 105	Base	87,553
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,466
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	78,778
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	95%	100%	100%	74,839	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1995	144	C 105	7,832	Avq.	95%	100%	100%	7,440
Open Frame Porch	1995	48	C 105	853	Avq.	95%	100%	100%	810
Frame Garage	1995	672	C 105	9,878	Avq.	95%	100%	100%	9,384
Frame Shed	1997	128	D 100	717	Avq.	96%	100%	100%	688
Patio	1995	1116	D 100	2,500	Avq.	95%	100%	100%	2,375
ONE STORY FRAME	1995	280	C 105	15,229	Avq.	95%	100%	100%	14,468
1,464 SFLA						Outbuilding Total			35,165

Acpt Land 25,900 **Accepted Bldg** 110,000 **Total** 135,900

Oakland
 Name: TRASK, PAULINE M.

Valuation Report

07/15/2016

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Map/Lot:

027-001-05

Account: 3366 Card: 1 of 1

Location:

32 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B5034P189
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.25	Acres-Rear Land 1-10	1,700.00	425	100%		425
Total Acres 1.25			Land Total			25,925

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,760
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	91,072
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	86,518	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1995	624	C 100	8,736	Avq.	95%	100%	100%	8,299
Frame Shed	1998	144	C 100	1,008	Avq.	96%	100%	100%	968
Frame Shed	1999	132	C 100	924	Avq.	97%	100%	100%	896
Frame Shed	2001			----- S O U N D V A L U E -----					200
Carport/Canopy	1999	176	C 100	1,109	Avq.	97%	100%	100%	1,076
Patio	2008	312	C 100	874	Avq.	97%	100%	100%	848
Wood Deck	2006	216	B 100	2,323	Avq.	97%	100%	100%	2,253
Jacuzzi #	2008	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Encl Frame Porch	2008	30	C 100	980	Avq.	97%	100%	100%	951
1,120 SFLA				Outbuilding Total					18,886

Acpt Land	25,900	Accepted Bldg	105,400	Total	131,300
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Oakland
 Name: QUIRION, JOHN

Valuation Report

07/15/2016

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Map/Lot:

027-001-06

Account: 3367 Card: 1 of 1

Location:

40 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Semi-Improved

Sale Data
 Sale Date 08/27/2004
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8096P047

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.25	Acres-Rear Land 1-10	1,700.00	425	100%		425
Total Acres 1.25			Land Total			25,925

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	896 Sqft	Grade B 100	Base	133,528
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,945
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,568	Insulation	1,405
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2005	0	GOOD	GOOD	Average	Typical	143,104	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	138,811

Acpt Land

25,900

Accepted Bldg

138,800

Total

164,700

Valuation Report

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	08/17/2004
Sale Price	14,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B8081P261
 Reference 2: B11523P304
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.25	Acres-Rear Land 1-10	1,700.00	425	100%		425
Total Acres 1.25						Land Total 25,925

Dwelling Description

Replacement Cost New

Ranch	One Story	1,608 Sqft	Grade B 100	Base	151,517
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,072
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,441
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	161,256			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	156,418			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2005	840	B 100	15,053	Avg.	97%	100%	100%	14,601
Open Frame Porch	2005	336	B 100	6,201	Avg.	97%	100%	100%	6,015
1,608 SFLA	Outbuilding Total								20,616

Acpt Land 25,900 **Accepted Bldg** 177,000 **Total** 202,900

Oakland
 Name: MCCA W, LESLEY J.

Valuation Report

07/15/2016

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Map/Lot:

027-001-08

Account: 3369 Card: 1 of 1

Location:

56 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/10/2010
 Sale Price 20,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10528P297
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.26	Acres-Rear Land 1-10	1,700.00	442	100%		442
Total Acres 1.26			Land Total			25,942

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade B 100	Base	96,639
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	456 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,172
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,876
Rooms	5	HEARTH S	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Poor	Typical	110,913
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	2013	840	B 100	9,031	Avq.	97%
Jacuzzi	# 2013	1	C 100	3,500	Avq.	97%
912 SFLA						Outbuilding Total
						12,155

Acpt Land 25,900 **Accepted Bldg** 116,400 **Total** 142,300

Oakland
 Name: MICHAUD, STEPHEN A.

Valuation Report

07/15/2016

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Map/Lot: 027-001-09

Account: 4081 Card: 1 of 1

Location: 72 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2000
 Sale Price 3,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6480P211
 Reference 2 B9465P218 B9559P322
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
4.16	Acres-Rear Land 1-10	1,700.00	7,072	100%		7,072
Total Acres 5.16						Land Total 32,572

Dwelling Description

Replacement Cost New

Ranch	One Story	1,320 Sqft	Grade C 100	Base	100,632
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	330 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,696
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	107,580			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	104,353		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	2002	100	D 100	560	Avq.	97%	100%	100%	543
Frame Garage	2004			----- S O U N D V A L U E -----					500
1,320 SFLA				Outbuilding Total					1,043

Acpt Land 32,600 **Accepted Bldg** 105,400 **Total** 138,000

Oakland
 Name: PANTERMOLLER, MATTHEW

Valuation Report

07/15/2016

Page 3221

Map/Lot:

027-001-10

Account: 4306 Card: 1 of 1

Location:

ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	03/04/2011
Sale Price	16,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10682P276
 Reference 2 LOT 1
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
0.17	Acres-Rear Land 1-10	1,700.00	289	100%		289
Total Acres 1.17					Land Total	20,689
Acpt Land		20,700	Accepted Bldg		0	Total
						20,700

Oakland
Name: COTTRELL, JACQUELINE

Valuation Report

07/15/2016

Page 3222

Map/Lot:

027-001-11

Account: 4307 Card: 1 of 1

Location:

ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Private

Reference 1 B7642P285
Reference 2 LOT 2
Tran/Land/Bldg 1 1 99
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 8

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.87	Acres-Homesite (Fract)	25,500.00	23,785	80%	Vacancy	19,028	
Total Acres 0.87				Land Total		19,028	
Acpt Land		19,000	Accepted Bldg		0	Total	19,000

Oakland
 Name: STEFANIZZI, IVANO

Valuation Report

07/15/2016

Page 3223

Map/Lot: 027-001-12

Account: 4308 Card: 1 of 1

Location: 62 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	04/29/2011
Sale Price	20,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B10719P237 JT
 Reference 2: LOT 3
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.50	Acres-Rear Land 1-10	1,700.00	850	100%		850
Total Acres 1.50						Land Total 26,350

Dwelling Description

Replacement Cost New

Ranch	One Story	1,782 Sqft	Grade C 90	Base	116,182
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,780
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2011	0	GOOD	GOOD	Average	Typical	119,962	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	99%	100%	115,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	2011	48	C 90	1,336	Avq.	97%	100%	100%	1,296	
Frame Shed	2011			----- S O U N D V A L U E -----						300
Wood Deck	2012	580	B 100	6,236	Avq.	97%	100%	100%	6,049	
1,782 SFLA										
Outbuilding Total									7,645	

Acpt Land	26,400	Accepted Bldg	122,800	Total	149,200
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Oakland
 Name: BURNHAM, GORDON

Valuation Report

07/15/2016

Page 3224

Map/Lot:

027-001-13

Account: 4309 Card: 1 of 1

Location:

ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Sale Data	
Sale Date	07/15/2010
Sale Price	20,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B10478P103
 Reference 2 LOT 4
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400	
1.22	Acres-Rear Land 1-10	1,700.00	2,074	100%		2,074	
Total Acres 2.22					Land Total	22,474	
Acpt Land		22,500	Accepted Bldg		0	Total	22,500

Oakland
 Name: CRAIG, AMANDA E.

Valuation Report

07/15/2016

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Map/Lot:

027-001-14

Account: 4310 Card: 1 of 1

Location:

53 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	10/01/2010
Sale Price	22,575
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B10943P159
 Reference 2: LOT 5
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 8

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
1.00	Acres-Frontage 1	4,250.00	4,250	50%	Excess Frt	2,125
1.12	Acres-Rear Land 1-10	1,700.00	1,904	100%		1,904
Total Acres 3.12			Land Total			29,529

Dwelling Description				Replacement Cost New	
Ranch	One Story	2,252 Sqft	Grade B 100	Base	202,295
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-30,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,103
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	7,526
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	2,018
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	GOOD	GOOD	Average	Typical	191,363
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	178,197

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2010	900	B 100	16,128	Avq.	97%	100%	100%	15,644
Wood Deck	2011	244	B 100	2,624	Avq.	97%	100%	100%	2,545
2,252 SFLA	Outbuilding Total								18,189

Acpt Land	29,500	Accepted Bldg	196,400	Total	225,900
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Oakland
 Name: DOLAN, PATRICK D.

Valuation Report

07/15/2016

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Map/Lot:

027-001-15

Account: 4311 Card: 1 of 1

Location:

55 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 08/28/2014
 Sale Price: 220,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B11781P110
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 8

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
3.67	Acres-Rear Land 1-10	1,700.00	6,239	100%		6,239
Total Acres 4.67			Land Total			31,739

Dwelling Description

Replacement Cost New

Garrison	One & 3/4 Story	1,790 Sqft	Grade A 100	Base	290,268
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	12,348
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,508
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	318,892
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	91% 100%	281,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2007	120	A 100	11,827	Avq.	97%	91%	100%	10,440
Open Frame Porch	2007	72	A 100	1,837	Avq.	97%	100%	100%	1,782
Wood Deck	2007	328	A 100	4,409	Avq.	97%	100%	100%	4,277
3/4S AD/GAR.....	2007	840	A 100	69,149	Avq.	97%	100%	100%	67,075
3,252 SFLA									83,574
Outbuilding Total									83,574

Acpt Land 31,700 **Accepted Bldg** 365,100 **Total** 396,800

Oakland
 Name: COTTRELL, JACQUELINE

Valuation Report

07/15/2016

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Map/Lot:

027-001-16

Account: 4312 Card: 1 of 1

Location:

ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B7642P285
 Reference 2 LOT 7
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400	
0.36	Acres-Rear Land 1-10	1,700.00	612	100%		612	
Total Acres 1.36					Land Total	21,012	
Acpt Land		21,000	Accepted Bldg		0	Total	21,000

Oakland
 Name: MICHAUD, STEPHEN A., JR

Valuation Report

07/15/2016

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Map/Lot:

027-001-19

Account: 4315 Card: 1 of 1

Location:

ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...
 Tree Growth 2012
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 02/29/2012
 Sale Price 67,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10977P349
 Reference 2 REMAINING LAND
 Tran/Land/Bldg 1 6 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
10.00	Acres-Rear Land 1-10	1,700.00	17,000	100%		17,000
1.00	Acres-Rear Land 11-20	510.00	510	100%		510
16.84	Acres-Hardwood	203.15	3,421	100%		3,421
Total Acres 28.84			Land Total			41,331

Acpt Land 41,300 **Accepted Bldg** 0 **Total** 41,300

Oakland
 Name: COTTRELL, JACQUELINE

Valuation Report

07/15/2016

Page 3229

Map/Lot:

027-001-20

Account: 4316 Card: 1 of 1

Location:

0 ZACHARY DRIVE (ROAD)

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 10/04/2007
 Sale Price 3,300
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9528P140
 Reference 2 ZACHARY DRIVE (ROAD)
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
2.66	Acres-Rear Land 1-10	1,700.00	4,522	100%		4,522	
Total Acres 2.66				Land Total		4,522	
Acpt Land		4,500	Accepted Bldg	0	Total	4,500	

Oakland
 Name: WHITMORE, NIKE REY

Valuation Report

07/15/2016

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Map/Lot:

027-001-21

Account: 4603 Card: 1 of 1

Location:

76 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B9340P317

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 8

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	100%		25,500
0.21	Acres-Rear Land 1-10	1,700.00	357	100%		357
Total Acres 1.21					Land Total	25,857

Acpt Land	25,900	Accepted Bldg	0	Total	25,900
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Oakland
 Name: ROCKWOOD ESTATES OWNERS ASSN

Valuation Report

07/15/2016

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Map/Lot: 027-001-22

Account: 4425 Card: 1 of 1

Location: ZACHARY DRIVE (2ND SECT)

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B9346P178
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Sale Data
 Sale Date 05/01/2007
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Rear Land 1-10	1,700.00	2,890	100%		2,890
Total Acres 1.70				Land Total		2,890
Acpt Land		2,900	Accepted Bldg	0	Total	2,900

Oakland
 Name: MICHAUD, STEPHEN A., JR.

Valuation Report

07/15/2016

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Map/Lot:

027-001-23

Account: 4601 Card: 1 of 1

Location:

78 ZACHARY DRIVE

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	12/22/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B10922P173
 Reference 2
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	25,500.00	25,500	80%	Vacancy	20,400
1.50	Acres-Rear Land 1-10	1,700.00	2,550	100%		2,550
Total Acres 2.50					Land Total	22,950

Acpt Land	23,000	Accepted Bldg	0	Total	23,000
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Oakland
 Name: NUTTER, WILLIAM C.

Valuation Report

07/15/2016

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Map/Lot:

027-002

Account: 2438 Card: 1 of 1

Location:

346 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3314P270

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	30,000.00	23,431	100%		23,431
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 0.61			Land Total			30,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1981	14X66	D 100	17,952	Avq.	55%	100%	100%	9,874
Encl Frame Porch	1981	72	D 100	1,725	Avq-	84%	100%	100%	1,449
924 SFLA						Outbuilding Total			11,323

Acpt Land	30,400	Accepted Bldg	11,300	Total	41,700
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Oakland
 Name: CARTER, RUTH G.

Valuation Report

07/15/2016

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Map/Lot:

027-002-A

Account: 2665 Card: 1 of 1

Location:

348 OAK STREET

Neighborhood 86 MOB HOME NO LAND

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2217P123
 Reference 2 SEPTIC GRANT 8/21/97
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1968	12X56	D 100	13.582	Avg-	45%	100%	90%	5,501
Frame Shed	1968			---- SOUND VALUE ----					100
Frame Shed	1968			---- SOUND VALUE ----					200
672 SFLA				Outbuilding Total					5,801
Accpt Land			0	Accepted Bldg			5,800	Total	5,800

Oakland
 Name: OTIS, SAMUEL B.

Valuation Report

07/15/2016

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Map/Lot:

027-003

Account: 1726 Card: 1 of 1

Location:

352 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1498P286
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	30,000.00	19,442	100%		19,442
Total Acres 0.42				Land Total		19,442

Dwelling Description

Replacement Cost New

Ranch	One Story	1,588 Sqft	Grade D 110	Base	103,084
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-14,673
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,443
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1953	0	TYPICAL	TYPICAL	Below Average	Typical	93,332			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	66%	100%	95%	58,519				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Shed	1940	272	C 100	1,904	Avq-	60%	100%	95%	1,085
1 ST BARN.....	1970	684	C 100	11,491	Avq-	60%	50%	95%	3,276
1.50 ST BARN....	1970	494	C 100	9,682	Avq-	60%	50%	95%	2,759
1,588 SFLA						Outbuilding Total			7,120

Acpt Land	19,400	Accepted Bldg	65,600	Total	85,000
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Oakland
 Name: OTIS, SAMUEL B.

Valuation Report

07/15/2016
 Page 3236
 027-004
 OAK STREET

Map/Lot:
 Location:

Account: 1724 Card: 1 of 1

Neighborhood 37 ZACHARY DRIVE...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3751P270
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 8

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,700.00	17,000	80%		13,600
0.83	Acres-Rear Land 11-20	510.00	423	100%		423
Total Acres 10.83				Land Total		14,023
Acpt Land		14,000	Accepted Bldg		0	Total
						14,000

Neighborhood 35 OAK STREET.....

Zoning/Use INDUSTRIAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/2000
 Sale Price 32,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B6319P332

Reference 2

Tran/Land/Bldg 1 3 40

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 7

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	20,000.00	20,000	100%		20,000
0.54	Acres-Rear Land 1-10	1,000.00	540	100%		540
Total Acres 1.54			Land Total			20,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1.75 ST BARN....	1960	1600	C 100	33,600	Avq-	70%	40%	100%	9,408
Open Frame Porch	1970	20	D 100	336	Avq-	77%	50%	100%	130
Frame Shed	1970	768	D 100	4,301	Avq-	40%	30%	100%	516
GARAGE FRAME ..	1970	2204	D 100	74,054	Avq-	77%	40%	100%	22,809
WAREHOUSE ST....	1980	3200	D 100	67,809	Avq-	84%	30%	100%	17,088
						Outbuilding Total			49,951

Acpt Land

20,500

Accepted Bldg

50,000

Total

70,500

Oakland
 Name: MICHAUD, DAVID L.

Valuation Report

07/15/2016

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Map/Lot: 027-006

Account: 1566 Card: 1 of 1

Location: 358 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1677P231
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	30,000.00	14,697 100%		14,697
Total Acres 0.24				Land Total	14,697

Dwelling Description

Replacement Cost New

Ranch	One Story	783 Sqft	Grade D 110	Base	59,446
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	None	Basement	-8,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-965
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	1970	TYPICAL	TYPICAL	Average	Typical	50,281			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	65%	100%	95%	31,049				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Carport/Canopy	1970	360	D 110	1,996	Avq.	65%	100%	95%	1,232
ONE STORY FRAME	1970	72	C 100	3,730	Avq+	83%	100%	95%	2,941
Frame Shed	1970	100	D 100	560	Avq-	60%	100%	95%	319
Frame Shed	1970	168	D 100	941	Avq-	60%	100%	95%	537
Frame Shed	1970								100
855 SFLA				----- SOUND VALUE -----					100
						Outbuilding Total			5,129
Acpt Land		14,700		Accepted Bldg		36,200		Total	50,900

Oakland
Name: STEVENS, SHAWN

Valuation Report

07/15/2016

Page 3239

Map/Lot: 027-007

Account: 1085 Card: 1 of 1

Location: 9 ABBY LANE

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/01/2001
Sale Price 28,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6637P246

Reference 2

Tran/Land/Bldg 1 1 12

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
14.00	REAR2-Rear 21+	500.00	7,000	100%		7,000
Total Acres 35.00						63,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	2,108 Sqft	Grade C 110	Base		164,090
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-24,347
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	8	HEARTHS	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		924
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				
2013	0	GOOD	GOOD	Average	Typical			140,667
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
Incomplete	None	97%	67%	100%	91,419			

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	120	C 100	840	Avq.	97%	100%	100%	815
Frame Shed	2002	168	C 100	1,176	Avq.	97%	100%	100%	1,141
Open Frame Porch	2013	102	C 110	1,725	Avq.	97%	100%	100%	1,673
Open Frame Porch	2013	102	C 110	1,725	Avq.	97%	100%	100%	1,673
2,108 SFLA									5,302

Acpt Land 63,000 **Accepted Bldg** 96,700 **Total** 159,700

Oakland
 Name: EAMES, CYNTHIA A.

Valuation Report

07/15/2016

Page 3240

Map/Lot: 027-008

Account: 966 Card: 1 of 1

Location: 384 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1995
 Sale Price 66,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4920P206

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	500 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,600
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	78,142
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		87%	100%	100%
						67,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1982	144	C 100	1,008	Avq.	75%	100%	100%	756
Frame Shed	1982	288	D 100	1,613	Avq.	75%	100%	100%	1,210
Frame Shed	1982			----- S O U N D V A L U E -----					100
Wood Deck	2000	60	C 100	504	Avq.	97%	100%	100%	489
864 SFLA									2,555
Outbuilding Total									2,555

Acpt Land 30,600 **Accepted Bldg** 70,500 **Total** 101,100

Oakland
 Name: MICUE, DWAINÉ

Valuation Report

07/15/2016

Page 3241

Map/Lot:

027-009

Account: 1571 Card: 1 of 1

Location:

392 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2385P83

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Homesite (Fract)	30,000.00	28,142	100%		28,142
Total Acres 0.88				Land Total		28,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1972	12X56	B 100	20,563	Avq+	60%	100%	100%	12,338
MH GABLE ROOF...	1972	672	B 100	4,817	Same	60%	100%	100%	2,890
Frame Shed	1972	48	C 100	336	Avq.	90%	100%	100%	302
Frame Shed	1972	240	C 100	1,680	Avq.	90%	100%	100%	1,512
Frame Shed	1972	280	C 100	1,960	Avq.	80%	100%	100%	1,568
Frame Shed	1972			----- S O U N D V A L U E -----					100
MH SLAB.....	1996	672	C 100	2,352	Avq.	95%	100%	100%	2,234
672 SFLA						Outbuilding Total			20,944

Acpt Land	28,100	Accepted Bldg	20,900	Total	49,000
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Oakland
 Name: HUARD, DIANNE M.

Valuation Report

07/15/2016

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Map/Lot: 027-010

Account: 855 Card: 1 of 1

Location: 398 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4208P066

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	30,000.00	27,166	100%		27,166
Total Acres 0.82			Land Total			27,166

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	320 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,584
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1982	0	TYPICAL	TYPICAL	Average	Typical	84,405			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		87%	100%	100%			
Value(Rcnld)						73,432			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	992	576	C 100	8,064	Avg.	65%	100%	100%	5,242
960 SFLA						Outbuilding Total			5,242

Acpt Land 27,200 **Accepted Bldg** 78,700 **Total** 105,900

Oakland
 Name: JACQUES, TIMOTHY J.

Valuation Report

07/15/2016

Page 3243

Map/Lot: 027-011

Account: 793 Card: 1 of 1

Location: 404 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/24/2006
 Sale Price 154,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8918P258
 Reference 2 B10668P185 B10909P060
 Tran/Land/Bldg 4 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.81	Acres-Homesite (Fract)	30,000.00	27,000	100%		27,000	
Total Acres 0.81						Land Total	27,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,064
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	88,885
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	77,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1 Story/BASEMENT	1999	256	C 100	15,770	Avq.	97%	100%	100%	15,297
Frame Garage	1989	864	C 100	12,096	Avq.	91%	100%	100%	11,007
1,216 SFLA						Outbuilding Total			26,304

Acpt Land 27,000 **Accepted Bldg** 103,600 **Total** 130,600

Oakland
 Name: MOORES, SCOTT B.

Valuation Report

07/15/2016

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Map/Lot:

027-012

Account: 1596 Card: 1 of 1

Location:

410 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2397P342

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	30,000.00	27,982 100%		27,982
Total Acres 0.87				Land Total	27,982

Dwelling Description

Replacement Cost New

Ranch	One Story	1,036 Sqft	Grade D 110	Base	73,161
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-9,573
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	1980	TYPICAL	TYPICAL	Average	Typical	63,588
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
LAYOUT.....	None	80%	90%	100%	45,783	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	1980	228	D 110	10,394	Avq.	7,484
Open Frame Porch	2006	144	B 100	2,759	Avq.	2,676
Frame Garage	1969	1200	C 100	16,800	Avq.	13,440
1,264 SFLA						
Outbuilding Total						23,600

Acpt Land	28,000	Accepted Bldg	69,400	Total	97,400
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Oakland
 Name: FOSTER, KIRK R.

Valuation Report

07/15/2016

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Map/Lot: 027-013

Account: 2956 Card: 1 of 1

Location: 418 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/11/2001
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6820P216
 Reference 2 B10802P349 ADV
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.30	Acres-Rear Land 1-10	2,000.00	4,600	100%		4,600
Total Acres 3.30						Land Total 34,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade D 110	Base	77,949
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,088
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	66,861
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	55,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1975	192	D 110	2,489	Avq.	83%	100%	100%	2,066
Open Frame Porch	1975	32	D 110	518	Avq.	83%	100%	100%	430
Frame Garage	1975	1328	C 100	18,592	Avq.	83%	100%	100%	15,431
Frame Shed	1998	832	C 100	5,824	Avq.	96%	100%	100%	5,591
1,200 SFLA									Outbuilding Total 23,518

Acpt Land 34,600 **Accepted Bldg** 79,000 **Total** 113,600

Oakland
Name: FOSTER, KIRK R.

Valuation Report

07/15/2016

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Map/Lot:

027-013-1

Account: 2291 Card: 1 of 1

Location:

422 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/11/2001
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6820P216
Reference 2 B10802P349 ADV
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.26	Acres-Rear Land 1-10	2,000.00	2,520	100%		2,520
Total Acres 2.26						Land Total 32,520

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	832 Sqft	Grade C 100	Base	98,800
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,588
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	104,908
Functional Obsolescence						Value(Rcnld)
None						86,780

Outbuildings/Additions/Improvements				Condition			Layout			Total
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1984	256	C 100	3,724	Avq.	88%	100%	100%	3,277	
Open Frame Porch	1984	136	D 100	1,635	Avq.	88%	100%	100%	1,439	
Wood Deck	2012	244	B 100	2,624	Avq.	97%	100%	100%	2,545	
Frame Shed	1984	96	C 100	672	Avq.	88%	100%	100%	591	
Open Frame Porch	2003	144	C 110	2,372	Avq.	97%	100%	100%	2,301	
TWO STORY FRAME	2003	168	B 100	16,709	Avq.	97%	94%	100%	15,236	
1S AD/GAR.....	2003	832	B 100	79,020	Avq.	97%	94%	100%	72,050	
2,624 SFLA									Outbuilding Total 97,439	

Acpt Land 32,500 **Accepted Bldg** 184,200 **Total** 216,700

Oakland
 Name: LEE, ROBERT N. JR.

Valuation Report

07/15/2016

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Map/Lot: 027-014

Account: 2856 Card: 1 of 1

Location: 430 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1992
 Sale Price 66,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5248P004
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 18 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	30,000.00	25,278 100%		25,278
Total Acres 0.71				Land Total	25,278

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,568
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,760
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Typical	90,344
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
OTHER.....		None		70%	94%	100%
						59,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1952	132	C 100	1,988	Avq.	70%	97%	100%	1,350
Encl Frame Porch	1952	280	C 100	7,980	Avq.	70%	97%	100%	5,418
Frame Shed	1965	288	D 100	1,613	Avq.	77%	100%	100%	1,242
Frame Shed	1965	252	D 100	1,411	Avq-	74%	100%	100%	1,044
1,120 SFLA									9,054
Outbuilding Total									9,054

Acpt Land	25,300	Accepted Bldg	68,500	Total	93,800
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Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/16/2003
 Sale Price 92,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7638P252

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
7.69	Acres-Rear Land 11-20	600.00	4,614	100%		4,614	
Total Acres 18.69						Land Total	54,614

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 110	Base	79,797
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,342
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2013	TYPICAL	TYPICAL	Above Average	Typical	82,139
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	87%	97%	100%	69,317	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1978	576	D 100	3,226	Avq-	1,322
Wood Deck	2002	36	C 100	302	Avq.	293
Wood Deck	2002	64	C 100	538	Avq.	522
1.75 ST GARAGE..	2009	784	B 100	19,669	Avq.	19,079
Wood Deck	2009	80	B 100	860	Avq.	834
864 SFLA						22,050

Acpt Land 54,600 **Accepted Bldg** 91,400 **Total** 146,000

Oakland
 Name: RUSSELL, D. L., R. L.; PETERS, D.E.

Valuation Report

07/15/2016

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Map/Lot:

027-016

Account: 377 Card: 1 of 1

Location:

442 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2082P250
 Reference 2 B7522P089 Life Estate
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	04/08/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	30,000.00	24,739	100%		24,739
Total Acres 0.68				Land Total		24,739

Acpt Land	24,700	Accepted Bldg	0	Total	24,700
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Oakland
 Name: STAPLES, SHARON

Valuation Report

07/15/2016

Page 3250

Map/Lot:

027-016-A

Account: 2297 Card: 1 of 1

Location:

442 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	07/07/2014
Sale Price	2,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Seller
Validity	Other Non Valid

Reference 1 BOS 7/7/14 1989 Champion Atlantic 14x66
 Reference 2 2Bd2Bth Ser#1307 WD&Shed
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X66	B 100	27,280	Avg.	55%	100%	100%	15,004
Wood Deck	1989	100	C 100	840	Avg.	91%	100%	100%	764
Frame Shed	1989			----- S O U N D V A L U E -----					100
924 SFLA				Outbuilding Total					15,868
Accpt Land		0	Accepted Bldg		15,900	Total			15,900

Oakland
 Name: WEBBER, JOHN C.

Valuation Report

07/15/2016

Page 3251

Map/Lot:

027-017

Account: 788 Card: 1 of 1

Location:

456 OAK STREET

Neighborhood 35 OAK STREET.....
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B8145P323

Reference 2

Tran/Land/Bldg 1 6 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.21	Acres-Frontage 1	5,000.00	11,050	81%	Excess Frt	8,951
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.29	Acres-Rear Land 11-20	600.00	1,974	100%		1,974
55.00	Acres-Hardwood	239.00	13,145	100%		13,145
Total Acres 71.50						74,070

Land Total

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade C 100	Base	96,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	98,717
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	87,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1985	624	C 100	8,736	Avq.	89%	100%	100%	7,775
Wood Deck	1985	96	C 100	806	Avq.	89%	100%	100%	717
Open Frame Porch	1985	100	C 100	1,540	Avq.	89%	100%	100%	1,371
1,248 SFLA									9,863
Outbuilding Total									9,863

Acpt Land

74,100

Accepted Bldg

97,700

Total

171,800

Oakland
 Name: GREGOIRE, AARON P.

Valuation Report

07/15/2016

Page 3252

Map/Lot: 027-017-1

Account: 3495 Card: 1 of 1

Location: 516 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/26/2012
 Sale Price 62,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11020P289
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.88	Acres-Rear Land 1-10	2,000.00	1,760	100%		1,760
Total Acres 1.88			Land Total			31,760

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade D 100	Base	76,957
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	70,170
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	65,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1995	768	C 100	10,752	Avq.	94%	100%	100%	10,107
Encl Frame Porch	1994	156	C 100	4,508	Avq.	94%	100%	100%	4,238
Wood Deck	2012	180	C 100	1,512	Avq.	97%	100%	100%	1,467
1,248 SFLA						Outbuilding Total			15,812

Acpt Land 31,800 **Accepted Bldg** 81,800 **Total** 113,600

Oakland
 Name: GAUTHIER, CAROL A.

Valuation Report

07/15/2016

Page 3253

Map/Lot: 027-017-2

Account: 3496 Card: 1 of 1

Location: 510 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/01/1997
 Sale Price 11,330
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5376P325

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.24	Acres-Rear Land 1-10	2,000.00	480	100%		480
Total Acres 1.24			Land Total			30,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,134 Sqft	Grade D 110	Base	78,473
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	72,061
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	96%	100%	100%	69,179	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
Wood Deck	1999	192	C 100	1,613	Avq.	97%	100%	100%	1,565	
Frame Shed	1999	100	C 100	700	Avq.	97%	100%	100%	679	
Wood Deck	2000	144	C 100	1,210	Avq.	97%	100%	100%	1,174	
Frame Shed	2002								100	
----- S O U N D V A L U E -----									100	
1,134 SFLA									Outbuilding Total	3,518

Acpt Land 30,500 **Accepted Bldg** 72,700 **Total** 103,200

Oakland
 Name: HEBERT, DOUGLAS

Valuation Report

07/15/2016

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Map/Lot:

027-017-3

Account: 3497 Card: 1 of 1

Location:

500 OAK STREET

Neighborhood 35 OAK STREET.....

Sale Data	
Sale Date	05/10/2005
Sale Price	27,570
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B8406P116

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20					Land Total	30,400

Acpt Land	30,400	Accepted Bldg	0	Total	30,400
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Oakland
 Name: HEBERT, DOUGLAS

Valuation Report

07/15/2016

Page 3255

Map/Lot:

027-017-3A

Account: 4225 Card: 1 of 1

Location:

500 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 BOS 7/30/10
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1987	14X50	C 100	19,340	Fair	35%	100%	100%	6,769
ONE STORY FRAME	2004	168	D 100	6,962	Avq-	96%	100%	100%	6,684
Wood Deck	2004	247	C 100	2,075	Avq.	97%	100%	100%	2,013
MH SLAB.....	2004	700	C 100	2,450	Avq.	97%	100%	100%	2,376
Frame Shed	2009	100	C 100	700	Avq.	97%	100%	100%	679
Wood Deck	2004	60	C 100	504	Avq.	97%	100%	100%	489
868 SFLA									
Outbuilding Total								19,010	
Acpt Land			0	Accepted Bldg			19,000	Total	19,000

Oakland
 Name: POMEROY, SUSAN M.

Valuation Report

07/15/2016

Page 3256

Map/Lot:

027-017-4

Account: 3498 Card: 1 of 1

Location:

490 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1995
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4882P305

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 37 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.04	Acres-Rear Land 1-10	2,000.00	2,080	100%		2,080
Total Acres 2.04			Land Total			32,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
16 Mobile Home.	1994	16X66	A 100	39,190	Avg.	55%	100%	100%	21,554
Frame Shed	1994	80	C 100	560	Avg.	94%	100%	100%	526
Frame Garage	1994	768	C 100	10,752	Avg.	94%	100%	100%	10,107
MH SLAB.....	1994	1056	C 100	3,696	Avg.	94%	100%	100%	3,474
Wood Deck	1996	240	C 100	2,016	Avg.	95%	100%	100%	1,915
1,056 SFLA						Outbuilding Total			37,576

Acpt Land	32,100	Accepted Bldg	37,600	Total	69,700
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Oakland
 Name: MORRISSETTE, ERIN D.

Valuation Report

07/15/2016

Page 3257

Map/Lot: 027-017-5

Account: 3499 Card: 1 of 1

Location: 480 OAK STREET

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/22/2002
 Sale Price 12,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8562P235
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20			Land Total			30,400

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade D 110	Base	89,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,914
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	94,989			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)			
None		None		97%	100% 100%	92,139			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Frame Garage	2011	896	B 100	16,057	Avq.	97%	100%	100%	15,575
Wood Deck	2011	384	B 100	4,129	Avq.	97%	100%	100%	4,005
1,344 SFLA									
Outbuilding Total									19,580

Acpt Land 30,400 **Accepted Bldg** 111,700 **Total** 142,100

Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8413P221
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 05/16/2005
 Sale Price 245,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00			Land Total			38,000

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	374 Sqft	Grade D 110	Base	52,186
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-2,995
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	1,418
Rooms	6	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1750	1980	TYPICAL	TYPICAL	Above Average	Typical	53,566
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	97%	100%	36,371	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1750	270	D 110	14,636	Avq+	70%	100%	100%	10,245
Wood Deck	1990	224	D 110	1,655	Avq.	92%	100%	100%	1,523
ONE STORY FRAME	1750	194	D 110	8,842	Avq+	70%	100%	100%	6,189
1 Story/BASEMENT	1980	194	D 110	10,517	Avq+	70%	100%	100%	7,362
ONE STORY FRAME	1980	280	D 110	12,764	Avq+	70%	100%	100%	8,935
Frame Shed	1980	768	D 100	4,301	Fair	79%	100%	100%	3,398
Shed.....	1750	680	D 100	3,808	Fair	50%	100%	100%	1,904
Shed.....	1750	400	D 100	2,240	Fair	50%	100%	100%	1,120
1.50 ST BARN....	1750	1520	C 100	29,792	Fair	50%	50%	100%	7,448
Frame Shed	1750	304	D 100	1,702	Fair	50%	50%	100%	426
1,592 SFLA									
Outbuilding Total									48,550

Acpt Land 38,000 **Accepted Bldg** 84,900 **Total** 122,900

Oakland
 Name: AMES, ERNEST W.

Valuation Report

07/15/2016

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Map/Lot:

027-019-03

Account: 4602 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B10922P234
 Reference 2
 Tran/Land/Bldg 1 1 36
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
77.31	REAR2-Rear 21+	500.00	38,655	100%		38,655
Total Acres 98.31						94,655

Dwelling Description				Replacement Cost New		
Other	One Story	520 Sqft	Grade D 100	Base		41,082
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,115
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-2,184
Rooms	2	HEARTH	ONE HEARTH			
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-2,016
Attic	Full Finished			Attic		8,624
FirePlaces	0			Fireplace		0
Insulation	Minimal			Insulation		-582
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition			
1975	0	Obsolete	Obsolete	Average		Typical	38,809
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...		Location		83%	71%	50%	11,435

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Carport/Canopy	1975	160	E 100	504	Fair	75%	100%	50%		189
520 SFLA							Outbuilding Total			189

Acpt Land 94,700 **Accepted Bldg** 11,600 **Total** 106,300

Valuation Report

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/02/2003
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7252P335
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.08	Acres-Rear Land 1-10	2,000.00	2,160	100%		2,160
Total Acres 2.08			Land Total			32,160

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		94%	100% 100%	75,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1993	260	C 100	2,184	Avq.	94%	100%	100%	2,053
Frame Garage	1993	420	C 100	5,880	Avq.	94%	100%	100%	5,527
Wood Deck	2001	240	C 100	2,016	Avq.	97%	100%	100%	1,956
960 SFLA									
Outbuilding Total									9,536

Acpt Land 32,200 **Accepted Bldg** 85,500 **Total** 117,700

Oakland
 Name: BRIDGES, HELEN B.

Valuation Report

07/15/2016

Page 3261

Map/Lot: 027-019-2

Account: 4226 Card: 1 of 1

Location: 2 TEN LOTS ROAD

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/28/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8448P027 JT
 Reference 2 B11985P12 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30						Land Total 30,600

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	572 Sqft	Grade B 100	Base	90,780
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,688
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	83,092			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
Incomplete		None		97%	100%	100%	80,599		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Carport/Canopy	2004	408	B 100	3,290	Avq.	97%	100%	100%	3,191
1/2S AD/GAR.....	2004	312	B 100	15,375	Avq.	97%	100%	100%	14,914
Frame Shed	2004			----- S O U N D V A L U E -----					200
Frame Garage	2012	468	B 100	8,386	Avq.	97%	100%	100%	8,134
Frame Garage	2004			----- S O U N D V A L U E -----					300
858 SFLA									Outbuilding Total 26,739

Acpt Land 30,600 **Accepted Bldg** 107,300 **Total** 137,900

Oakland
 Name: BESSEY DEVELOPMENT CO.

Valuation Report

07/15/2016

Page 3262

Map/Lot: 027-020

Account: 733 Card: 1 of 1

Location: HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B1498P110

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
24.00	Acres-Softwood	329.00	7,896	100%		7,896	
18.00	Acres-Mixed Wood	383.00	6,894	100%		6,894	
109.00	Acres-Hardwood	239.00	26,051	100%		26,051	
Total Acres 151.00					Land Total	40,841	
Acpt Land		40,800	Accepted Bldg		0	Total	40,800

Oakland
 Name: KNOWLES, DAVID E.

Valuation Report

07/15/2016
 Page 3263
 027-022
 OAK STREET

Account: 2657 Card: 1 of 1

Map/Lot:
 Location:

Neighborhood 35 OAK STREET.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/07/2004
Sale Price	23,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7937P317
 Reference 2 B10518P321 TC
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
1.50	Acres-Frontage 1	5,000.00	7,500	100%		7,500	
4.39	Acres-Rear Land 1-10	2,000.00	8,780	100%		8,780	
Total Acres 6.89					Land Total	40,280	
Accpt Land		40,300	Accepted Bldg		0	Total	
						40,300	

Neighborhood 35 OAK STREET.....

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 08/29/2002
Sale Price: 27,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B10518P321
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.84	Acres-Frontage 1	5,000.00	9,200	100%		9,200
6.10	Acres-Rear Land 1-10	2,000.00	12,200	100%		12,200
Total Acres 8.94			Land Total			51,400

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,176 Sqft	Grade B 110	Base	193,800
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,160
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,318
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2003	0	GOOD	GOOD	Average	Typical	210,192			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	89% 100%	181,459			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	48	B 110	1,142	Avq.	97%	95%	100%	1,053
1.5 Story/BSMT	2003	240	B 110	26,068	Avq.	97%	89%	100%	22,505
1.50 ST GARAGE..	2003	728	B 110	18,655	Avq.	97%	95%	100%	17,190
Frame Shed	2007	192	B 100	1,721	Avq.	97%	75%	100%	1,252
Wood Deck	2011	264	B 100	2,839	Avq.	97%	100%	100%	2,754
2,712 SFLA									
Outbuilding Total									44,754

Acpt Land 51,400 **Accepted Bldg** 226,200 **Total** 277,600

Oakland
 Name: BRIDGES, JEFFREY R.

Valuation Report

07/15/2016

Page 3265

Map/Lot: 028-001

Account: 2709 Card: 1 of 1

Location: 34 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/15/2001
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6522P287

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
75.60	REAR2-Rear 21+	500.00	37,800	100%		37,800
10.00	Acres-Wasteland	50.00	500	100%		500
Total Acres 106.60						94,300

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	696 Sqft	Grade C 110	Base	88,937
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,830
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1760	1980	GOOD	GOOD	Above Average	Typical	93,005
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	Location	70%	100%	95%	61,848	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1930	609	C 110	41,266	Avq+	70%	100%	95%	27,442
AV POLE SHED....	1980	1000	D 100	4,480	Avq.	86%	60%	95%	2,196
1.50 ST BARN....	1980	962	C 100	18,855	Avq.	86%	60%	95%	9,243
Carport/Canopy	1980	444	C 100	2,797	Avq.	86%	100%	95%	2,285
Encl Frame Porch	1930	360	C 110	11,242	Avq+	70%	100%	95%	7,476
Frame Shed	1760			---- S O U N D V A L U E ----					200
Jacuzzi #	2006	1	C 100	3,500	Avq.	97%	100%	95%	3,225
Wood Deck	1760			---- S O U N D V A L U E ----					1,000
1,653 SFLA				Outbuilding Total					53,067

Acpt Land

94,300

Accepted Bldg

114,900

Total

209,200

Oakland
Name: WARD, SEAN

Valuation Report

07/15/2016

Page 3266

Map/Lot: 028-002

Account: 677 Card: 1 of 1

Location: 48 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 03/10/2009
Sale Price: 91,400
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B10040P202
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.80	Acres-Rear Land 1-10	2,000.00	3,600	100%		3,600
Total Acres 2.80			Land Total			33,600

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	91%	100%	100%	73,547				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1998	576	C 100	8,064	Avq.	96%	100%	100%	7,741
Wood Deck	1989	72	C 100	605	Avq.	91%	100%	100%	551
960 SFLA									8,292
Acpt Land				33,600	Accepted Bldg		81,800	Total	115,400

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/01/2009
 Sale Price: 153,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10288P288
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.90	Acres-Rear Land 1-10	2,000.00	7,800	100%		7,800
Total Acres 4.90			Land Total			37,800

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,296 Sqft	Grade C 105	Base	104,111
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,820
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,353
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	882
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	117,166
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		94%	100% 100%	110,136

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1994	40	C 105	2,176	Avq.	94%	100%	100%	2,045
Frame Shed	1960	294	C 100	2,058	Avq.	74%	100%	100%	1,523
Wood Deck	1994	24	C 100	202	Avq.	94%	100%	100%	190
Wood Deck	2012	304	B 100	3,269	Avq.	97%	100%	100%	3,171
Frame Shed	2015	144	B 100	1,291	Avq.	97%	100%	100%	1,252
Wood Deck	2015	60	B 100	645	Avq.	97%	100%	100%	626
1,336 SFLA									8,807

Acpt Land	37,800	Accepted Bldg	118,900	Total	156,700
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Oakland
 Name: BRADFORD, KEITH

Valuation Report

07/15/2016

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Map/Lot:

028-004

Account: 2143 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	06/15/2015
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B12062P261

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	7,800	65%	Size/Shape	15,600
5.41	Acres-Rear Land 1-10	2,000.00	10,820	100%		10,820
Total Acres 6.41					Land Total	26,420

Acpt Land	26,400	Accepted Bldg	0	Total	26,400
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Oakland
 Name: BICKFORD, JOHN A.

Valuation Report

07/15/2016

Page 3269

Map/Lot: 028-004-1

Account: 3076 Card: 1 of 1

Location: 78 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1997
 Sale Price: 45,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B5443P122
 Reference 2: B10004P138
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.31	Acres-Rear Land 1-10	2,000.00	6,620	100%		6,620
Total Acres 4.31						36,620

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,147 Sqft	Grade C 100	Base	116,968
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-4,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,238
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Below Average	Typical	121,009
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
COND/DES/UTIL...		None		60%	79%	100%
						57,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	284	C 100	4,116	Avq.	97%	100%	100%	3,993
Patio	2002	1092	C 100	3,058	Avq.	97%	100%	100%	2,966
Frame Shed	2003	247	C 100	1,729	Avq.	97%	50%	100%	838
Frame Shed	2005	168	C 100	1,176	Avq.	97%	50%	100%	570
1,720 SFLA									8,367
Outbuilding Total									8,367

Acpt Land 36,600 **Accepted Bldg** 65,700 **Total** 102,300

Oakland
 Name: BESSEY DEVELOPMENT CO.

Valuation Report

07/15/2016

Page 3270

Map/Lot:

028-005

Account: 775 Card: 1 of 1

Location:

BLAKE WOODS ROAD

Neighborhood 38 TEN LOTS ROAD...
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3303P283

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acres-Softwood	329.00	8,225	100%		8,225
75.00	Acres-Mixed Wood	383.00	28,725	100%		28,725
72.00	Acres-Hardwood	239.00	17,208	100%		17,208
63.00	Acres-Wasteland	50.00	3,150	100%		3,150
Total Acres 235.00					Land Total	57,308
Acpt Land		57,300	Accepted Bldg		0	Total
						57,300

Oakland
 Name: HARDY, HOWARD C.

Valuation Report

07/15/2016

Page 3271

Map/Lot: 028-006

Account: 2624 Card: 1 of 1

Location: 102 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3116P042

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
3.60	REAR2-Rear 21+	500.00	1,800	100%		1,800	
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000	
Total Acres 26.60						Land Total	72,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	900 Sqft	Grade C 100	Base	104,664
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,881
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1970	OLD TYPE	Old Type	Average	Typical	104,765
Functional Obsolescence						Value(Rcnld)
None						65,373

Economic Obsolescence

None	None	65%	96%	100%	
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Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	289	C 100	14,970	Avq.	65%	96%	100%	9,342
Frame Shed	1920	544	D 100	3,046	Avq.	60%	100%	100%	1,828
Wood Deck	1970	240	D 100	1,613	Avq.	77%	100%	100%	1,242
Encl Frame Porch	1920	252	C 100	7,196	Avq.	65%	97%	100%	4,537
Frame Garage	1960	616	D 100	6,899	Avq.	70%	50%	100%	2,414
Frame Shed	1920	240	D 100	1,344	Avq.	65%	100%	100%	874
1,864 SFLA									
Outbuilding Total									20,237

Acpt Land

72,900

Accepted Bldg

85,600

Total

158,500

Oakland
 Name: DYER, MARK K.

Valuation Report

07/15/2016

Page 3272

Map/Lot: 028-007

Account: 830 Card: 1 of 1

Location: 118 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/1999
 Sale Price 76,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5835P257

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	30,000.00	25,807 100%		25,807
Total Acres 0.74				Land Total	25,807

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	91,762
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,898
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	1985	TYPICAL	TYPICAL	Average	Typical	99,980			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		74%	96% 100%	71,026			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1960	372	D 100	4,166	Fair	63%	100%	100%	2,625
1 Story/BASEMENT	1995	540	C 100	33,264	Avq.	95%	99%	100%	31,285
Encl Frame Porch	1960	132	C 100	3,836	Avq.	74%	100%	100%	2,839
1,716 SFLA									
Outbuilding Total									36,749

Acpt Land 25,800 **Accepted Bldg** 107,800 **Total** 133,600

Oakland
 Name: SHORES, DONALD B., SR.

Valuation Report

07/15/2016

Page 3273

Map/Lot:

028-008

Account: 447 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2597P282

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
3.89	Acres-Frontage 1	5,000.00	19,450	73%	Excess Frt	14,199	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
62.21	REAR2-Rear 21+	500.00	31,105	100%		31,105	
Total Acres 87.10					Land Total	101,304	
Acpt Land		101,300	Accepted Bldg		0	Total	101,300

Neighborhood 38 TEN LOTS ROAD...

Sale Data	
Sale Date	07/17/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B10155P135
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.11	Acres-Frontage 1	5,000.00	550	100%		550
0.89	Acres-Rear Land 1-10	2,000.00	1,780	100%		1,780
Total Acres 2.00			Land Total			32,330

Dwelling Description

Replacement Cost New

Ranch	One Story	1,512 Sqft	Grade D 100	Base	89,967
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	81,634
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
Value(Rcnld)						79,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
----- S O U N D V A L U E -----									
Frame Garage	2009			6,129	Fair	95%	100%	100%	1,000
1 ST BARN.....	2009	456	D 100	1,806	Avg.	97%	100%	100%	5,823
Wood Deck	2012	168	B 100						1,752
1,512 SFLA									8,575
Outbuilding Total									8,575

Acpt Land	32,300	Accepted Bldg	87,800	Total	120,100
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Oakland
 Name: SHORES, DAVID T.

Valuation Report

07/15/2016

Page 3275

Map/Lot:

028-008-B

Account: 3194 Card: 1 of 1

Location:

170 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1999
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1991	14X66	C 100	23,980	Avq.	55%	100%	100%	13,189
Open Frame Porch	2003	100	D 100	1,232	Avq.	97%	100%	100%	1,195
ONE STORY FRAME	1989	784	D 100	32,488	Avq-	89%	50%	100%	14,457
1,708 SFLA									
						Outbuilding Total			28,841
Acpt Land			0	Accepted Bldg		28,800	Total		28,800

Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/20/2006
 Sale Price: 78,300
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B8773P237

Reference 2:

Tran/Land/Bldg: 2 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920 100%		24,920
Total Acres 0.69				Land Total	24,920

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 100	Base	121,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement	-2,607
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,607
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1782	1940	OLD TYPE	Old Type	Below Average	Typical	115,970

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	60%	89%	100%	61,928

Outbuildings/Additions/Improvements		Units		Grade		RCN		Cond		Phy		Func		Econ		Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ								
1 Story/BASEMENT	1782	256	C 100	15,770	Avq-	60%	89%	100%								8,421
Frame Shed	1782	224	C 100	1,568	Avq-	60%	100%	100%								941
Frame Garage	1782	480	D 100	5,376	Avq-	60%	100%	100%								3,226
Frame Shed	1782															200
----- S O U N D V A L U E -----																
2,118 SFLA																12,788

Acpt Land	24,900	Accepted Bldg	74,700	Total	99,600
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Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2597P282

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
3.00	Acres-Frontage 1	5,000.00	15,000	73%	Excess Frt	10,950	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
9.90	REAR2-Rear 21+	500.00	4,950	100%		4,950	
Total Acres 33.90						Land Total	71,900

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	621 Sqft	Grade C 100	Base	80,603
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,608
Fin. Basement Area	651 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,114
Heating	100% Not Heated	Cooling	0% None	Heat	-5,707
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1884	0	TYPICAL	TYPICAL	Average	Typical	83,922	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		65%	100%	100%	54,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Frame Shed	1940	420	D 100	2,352	Fair	50%	100%	100%	1,176	
Frame Shed	1884			----- S O U N D V A L U E -----					100	
1 ST ATT.SHED...	1884	496	C 100	3,472	Avq.	65%	100%	100%	2,257	
1 Story/BASEMENT	1884	352	C 100	21,683	Avq.	65%	100%	100%	14,094	
1 Story/BASEMENT	1884	190	C 100	11,704	Avq.	65%	100%	100%	7,608	
Encl Frame Porch	1884	280	C 100	7,980	Avq.	65%	100%	100%	5,187	
1 ST BARN.....	1970	3000	D 100	40,320	Avq.	80%	60%	100%	19,354	
1.50 ST BARN....	1940	2280	D 100	35,750	Fair	50%	60%	100%	10,725	
Frame Shed	1884			----- S O U N D V A L U E -----					1,100	
Wood Deck	2010	48	C 100	403	Avq.	97%	100%	100%	391	
1,629 SFLA									Outbuilding Total	61,992

Acpt Land

71,900

Accepted Bldg

116,500 **Total**

188,400

Oakland
 Name: PRAY, LAWRENCE A. JR.

Valuation Report

07/15/2016

Page 3278

Map/Lot: 028-011

Account: 783 Card: 1 of 1

Location: 89 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/01/1995
 Sale Price: 45,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B4898P001
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	30,000.00	23,622	100%		23,622
Total Acres 0.62			Land Total			23,622

Dwelling Description

Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 110	Base	91,722
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,819
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Good	Typical	94,541			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	97%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1S GAR/BSMT.....	1960	416	C 110	8,968	Good	82%	100%	100%	7,354
1,040 SFLA	Outbuilding Total						7,354		

Acpt Land 23,600 **Accepted Bldg** 82,600 **Total** 106,200

Oakland
 Name: STURTEVANT, ALAN E.

Valuation Report

07/15/2016

Page 3279

Map/Lot:

028-012

Account: 545 Card: 1 of 1

Location:

BROOKSIDE DRIVE

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/22/2015
 Sale Price 48,000
 Sale Type Land Only
 Financing Conventional
 Verified Public Record
 Validity Related Parties

Reference 1 B12143P133

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
4.39	REAR2-Rear 21+	500.00	2,195	100%		2,195
Total Acres 25.39					Land Total	52,195

Acpt Land 52,200 **Accepted Bldg** 0 **Total** 52,200

Oakland
 Name: YOUNG, ANN L.

Valuation Report

07/15/2016

Page 3280

Map/Lot:

028-012-01

Account: 4294 Card: 1 of 1

Location:

4 BROOKSIDE DRIVE

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/01/2006
 Sale Price 33,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8887P315

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,960 Sqft	Grade B 100	Base	179,272
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,182
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,756
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	196,349
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	186,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2006	96	B 100	3,620	Avq.	97%	100%	100%	3,511
Frame Garage	2006	672	B 100	12,043	Avq.	97%	100%	100%	11,682
Frame Shed	2009	168	B 100	1,505	Avq.	97%	100%	100%	1,460
Wood Deck	2007	48	C 100	403	Avq.	97%	100%	100%	391
1,960 SFLA									17,044
Outbuilding Total									17,044

Acpt Land

30,600

Accepted Bldg

203,700

Total

234,300

Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 03/14/2008
 Sale Price: 230,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9677P248
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.89	Acres-Frontage 1	5,000.00	4,450	100%		4,450
Total Acres 1.89			Land Total			34,450

Dwelling Description

Replacement Cost New

Split Level	One Story	1,410 Sqft	Grade B 110	Base	149,496
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1060 Sqft, Grade B	Basement Gar	None	Fin Bsmt	20,895
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,892
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,390
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	183,769
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	178,256

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2007	676	B 110	17,324	Avq.	97%	100%	100%	16,804
Wood Deck	2007	144	B 110	1,704	Avq.	97%	100%	100%	1,653
Jacuzzi #	2007	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2008	64	C 100	448	Avq.	97%	100%	100%	435
1,410 SFLA						Outbuilding Total			22,287

Acpt Land	34,500	Accepted Bldg	200,500	Total	235,000
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Oakland
 Name: LECLERC, MICHAEL

Valuation Report

07/15/2016

Page 3282

Map/Lot:

028-012-03

Account: 4296 Card: 1 of 1

Location:

WOODFIELD DRIVE

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	02/19/2013
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11310P291

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
Total Acres 3.10					Land Total	28,200

Acpt Land	28,200	Accepted Bldg	0	Total	28,200
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Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/11/2012
 Sale Price: 25,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11095P266
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.78	Acres-Rear Land 1-10	2,000.00	1,560	100%		1,560
Total Acres 1.78			Land Total			31,560

Dwelling Description

Replacement Cost New

Ranch	One Story	2,036 Sqft	Grade A 100	Base	231,580
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	12,131
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,280
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	GOOD	GOOD	Average	Typical	255,399
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	98%	100%	242,782	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2012	980	A 100	21,952	Avq.	97%	100%	100%	21,293
Open Frame Porch	2012	80	A 100	2,016	Avq.	97%	100%	100%	1,956
Encl Frame Porch	2012	256	A 100	11,693	Avq.	97%	100%	100%	11,342
Wood Deck	2012	240	A 100	3,226	Avq.	97%	100%	100%	3,129
2,036 SFLA									37,720
Outbuilding Total									37,720

Acpt Land 31,600 **Accepted Bldg** 280,500 **Total** 312,100

Oakland
 Name: ACHORN, JASON TIMOTHY

Valuation Report

07/15/2016

Page 3284

Map/Lot: 028-012-05

Account: 4298 Card: 1 of 1

Location: 12 WOODFIELD DRIVE

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/17/2015
 Sale Price 236,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12017P257
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50			Land Total			33,000

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade A 100	Base	195,391
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,948
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	212,317			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	98% 100%	201,829			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1.50 ST GARAGE..	2006	728	A 100	21,199	Avq.	97%	100%	100%	20,563
Wood Deck	2006	192	A 100	2,580	Avq.	97%	100%	100%	2,503
2,016 SFLA						Outbuilding Total			23,066

Acpt Land 33,000 **Accepted Bldg** 224,900 **Total** 257,900

Oakland
 Name: HOSEA, JEFFREY A.

Valuation Report

07/15/2016

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Map/Lot:

028-012-06

Account: 4293 Card: 1 of 1

Location:

4 WOODFIELD DRIVE

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 12/18/2006
 Sale Price: 257,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9191P081
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.99	Acres-Rear Land 1-10	2,000.00	1,980	100%		1,980
Total Acres 1.99			Land Total			31,980

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,036 Sqft	Grade A 100	Base	199,530
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,169
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,321
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	218,084
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	95% 100%	200,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2006	200	A 100	24,685	Avq.	97%	95%	100%	22,747
Open Frame Porch	2006	40	A 100	1,120	Avq.	97%	100%	100%	1,086
1.50 ST GARAGE..	2006	576	A 100	16,773	Avq.	97%	100%	100%	16,270
Open Frame Porch	2006	175	A 100	4,144	Avq.	97%	100%	100%	4,020
Wood Deck	2006	252	A 100	3,387	Avq.	97%	100%	100%	3,285
Frame Shed	2007	100	B 100	896	Avq.	97%	100%	100%	869
Wood Deck	2012	252	B 100	2,709	Avq.	97%	100%	100%	2,628
Outbuilding Total									50,905

Acpt Land 32,000 **Accepted Bldg** 251,900 **Total** 283,900

Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Septic SystemDrilled Well
 Street: Paved

Sale Data	
Sale Date	11/12/2013
Sale Price	269,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B11565P187
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
1.69	Acres-Wasteland	50.00	85	100%		85
Total Acres 4.69			Land Total			34,085

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,024 Sqft	Grade A 90	Base	177,981
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,267
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,258
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,064
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	194,570
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	95% 100%	179,296

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2013	728	A 90	19,079	Avq.	97%	100%	100%	18,507
1.5 Story/BSMT	2013	220	A 90	24,438	Avq.	97%	95%	100%	22,520
Open Frame Porch	2013	40	A 90	1,008	Avq.	97%	100%	100%	978
Open Frame Porch	2013	180	A 90	3,830	Avq.	97%	100%	100%	3,715
Wood Deck	2013	24	A 90	290	Avq.	97%	100%	100%	281
Wood Deck	2013	264	A 90	3,193	Avq.	97%	100%	100%	3,097
Outbuilding Total									49,098

Acpt Land	34,100	Accepted Bldg	228,400	Total	262,500
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Oakland
 Name: SHORES, DONALD B., SR.

Valuation Report

07/15/2016

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Map/Lot:

028-013

Account: 4376 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2597P282

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
29.05	REAR2-Rear 21+	500.00	14,525	100%		14,525
Total Acres 50.05					Land Total	64,525

Acpt Land 64,500 **Accepted Bldg** 0 **Total** 64,500

Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/12/2006
Sale Price 50,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B9182P158
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.55	Acres-Rear Land 1-10	2,000.00	3,100	100%		3,100
Total Acres 2.55					Land Total	33,100

Dwelling Description

Replacement Cost New

Ranch	One Story	2,196 Sqft	Grade B 100	Base	197,880
Exterior	ALUM/VINYL	Masonry Trim	48Sqft	Trim	258
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,926
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,968
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	212,946
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	96%	100%	198,295	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
1.50 ST GARAGE..	2007	924	B 100	21,525	Avq.	97%	100%	100%	20,879	
Open Frame Porch	2007	48	B 100	1,039	Avq.	97%	100%	100%	1,008	
Wood Deck	2007	240	B 100	2,580	Avq.	97%	100%	100%	2,503	
Frame Shed	2007								300	
----- S O U N D V A L U E -----									300	
2,196 SFLA									Outbuilding Total	24,690

Acpt Land	33,100	Accepted Bldg	223,000	Total	256,100
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Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/19/2006
 Sale Price: 162,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B9145P221
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
3.56	Acres-Rear Land 1-10	2,000.00	7,120	80%	Corner/Loc	5,696
Total Acres 6.56			Land Total			43,796

Dwelling Description

Replacement Cost New

Ranch	One Story	1,454 Sqft	Grade C 110	Base	119,775
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	121,623
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	117,974
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Garage	2000	624	C 110	9,610	Avq.	9,322
Wood Deck	2003	256	B 100	2,752	Avq.	2,669
Patio	2003	256	C 100	717	Avq.	695
Jacuzzi #	2003	1	C 100	3,500	Avq.	3,395
1,454 SFLA						16,081
Outbuilding Total						16,081
Acpt Land		43,800	Accepted Bldg		134,100	Total
						177,900

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B2269P8
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
29.00	REAR2-Rear 21+	500.00	14,500	100%		14,500
10.00	Acres-Wasteland	50.00	500	100%		500
Total Acres 61.00						Land Total 76,000

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	97,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,519
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	103,039
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			65%		100%	100%
66,975						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	24	C 100	476	Avq.	65%	100%	100%	309
Unfinished Attic	1940	240	C 100	672	Avq.	65%	100%	100%	437
1 Story/BASEMENT	1940	240	C 100	14,784	Avq.	65%	100%	100%	9,610
Frame Garage	1940	864	C 100	12,096	Avq.	65%	100%	100%	7,862
Wood Deck	1980	480	C 100	4,032	Avq.	75%	100%	100%	3,024
1.50 ST BARN....	1940	1860	C 100	36,456	Avq.	50%	50%	100%	9,114
Frame Shed	1940	169	C 100	1,183	Avq.	50%	50%	100%	296
Frame Shed	1940								200
----- S O U N D V A L U E -----									200
1,668 SFLA									Outbuilding Total 30,852

Acpt Land	76,000	Accepted Bldg	97,800	Total	173,800
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Oakland
 Name: PRAY, FAITH W.

Valuation Report

07/15/2016

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Map/Lot: 029-002

Account: 4143 Card: 1 of 1

Location: 198 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/15/2002
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B7287P337
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	30,000.00	28,775	100%		28,775
Total Acres 0.92						28,775

Dwelling Description

Replacement Cost New

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,408 Sqft	Grade B 110	Base		149,322
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		4,885
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,548
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,388
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	159,143			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		97%	100% 100%	154,369			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	2005	144	B 110	12,489	Avg.	97%	100%	100%	12,114
Frame Garage	2005	576	B 110	11,354	Avg.	97%	100%	100%	11,013
1,552 SFLA									
Outbuilding Total									23,127

Acpt Land 28,800 **Accepted Bldg** 177,500 **Total** 206,300

Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Sale Data	
Sale Date	08/01/1994
Sale Price	89,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Partial Interest

Reference 1: B4768P266
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	40%	Size/Shape	12,000
0.44	Acres-Rear Land 1-10	2,000.00	880	100%		880
Total Acres 1.44			Land Total			12,880

Dwelling Description

Replacement Cost New

Ranch	One Story	1,350 Sqft	Grade C 100	Base	102,480
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,326
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	105,806
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
OTHER.....	None	83%	50%	100%	43,909	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1985	360	C 100	5,040	Avq.	83%	50%	100%	2,092
Carport/Canopy	1985	360	C 100	2,268	Avq.	83%	50%	100%	941
Wood Deck	1985	204	C 100	1,714	Avq.	89%	100%	100%	1,525
Frame Shed	1975			----- S O U N D V A L U E -----					300
Swimming Pool	1985	512	C 100	7,000	Avq.	99%	100%	100%	6,930
1,350 SFLA				Outbuilding Total					11,788

Acpt Land	12,900	Accepted Bldg	55,700	Total	68,600
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Valuation Report

Neighborhood 21 GAGNON ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/13/2015
 Sale Price: 46,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B11964P32
 Reference 2: 40%Oak/60%Ffld
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 63 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.85	Acres-Homesite (Fract)	30,000.00	27,659	90%	Size/Shape	24,893	
Total Acres 0.85						Land Total	24,893

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade C 100	Base	85,848
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,661
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Good	Typical	91,029
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
Location				92%	100%	40%
						33,499

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1985	144	C 100	7,459	Good	92%	100%	40%	2,745
Frame Garage	1985	336	C 100	4,704	Good	92%	100%	40%	1,731
Wood Deck	2000	144	C 100	1,210	Avg.	97%	100%	40%	470
1,224 SFLA									4,946

Acpt Land 24,900 **Accepted Bldg** 38,400 **Total** 63,300

Oakland
 Name: DUMONT, JEFFREY E.

Valuation Report

07/15/2016

Page 3294

Map/Lot: 029-005

Account: 1721 Card: 1 of 1

Location: 195 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3953P205

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.70	Acres-Rear Land 1-10	2,000.00	3,400	100%		3,400
Total Acres 2.70			Land Total			33,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	810 Sqft	Grade C 90	Base	80,983
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,021
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,694
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Above Average	Typical	84,168
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	72%	100%	100%	60,601	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1948	216	C 90	10,070	Avq+	72%	100%	100%	7,250
Wood Deck	1985	576	C 100	4,838	Avq.	85%	100%	100%	4,112
Frame Garage	1948	308	D 100	3,450	Avq.	60%	100%	100%	2,070
Wood Deck	1965								200
1.50 ST GARAGE..	1999	1200	C 100	21,840	Avq.	97%	100%	100%	21,185
1,431 SFLA									34,817

----- S O U N D V A L U E -----
 Outbuilding Total: 34,817

Acpt Land 33,400 **Accepted Bldg** 95,400 **Total** 128,800

Oakland
 Name: ASA BATES MEMORIAL CHAPEL

Valuation Report

07/15/2016

Page 3295

Map/Lot:

029-005-1

Account: 3113 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3953P205
 Reference 2 PARKING LOT
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 52 0 0 Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	30,000.00	8,485	20%	Size/Shape	1,697
Total Acres 0.08					Land Total	1,697
Acpt Land		1,700	Accepted Bldg		0	Total
						1,700

Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/07/2007
 Sale Price: 140,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B9559P281
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.77	Acres-Rear Land 1-10	2,000.00	1,540	100%		1,540
Total Acres 1.77			Land Total			31,540

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 100	Base	110,321
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	112,841
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		86%	100% 100%	97,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1980	144	C 100	4,172	Avq.	86%	100%	100%	3,588
Frame Garage	1980	384	C 100	5,376	Avq.	86%	100%	100%	4,623
Wood Deck	1980	154	C 100	1,294	Avq.	86%	100%	100%	1,113
Open Frame Porch	1980	30	C 100	560	Avq.	86%	100%	100%	482
Frame Shed	1980			----- S O U N D V A L U E -----					200
Frame Garage	2011	384	C 110	5,914	Avq.	97%	100%	100%	5,737
1,596 SFLA				Outbuilding Total					15,743

Acpt Land	31,500	Accepted Bldg	112,800	Total	144,300
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Oakland
 Name: GUPTILL, DEVIN R.

Valuation Report

07/15/2016

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Map/Lot: 029-007

Account: 2908 Card: 1 of 1

Location: 181 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/26/2016
 Sale Price: 109,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B12236P198
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.78	Acres-Rear Land 1-10	2,000.00	3,560	100%		3,560
Total Acres 2.78			Land Total			33,560

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	910 Sqft	Grade C 100	Base	97,989
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,363
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Good	Typical	99,210
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	97% 100%	72,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1920	120	E 100	910	Good	75%	97%	100%	662
Encl Frame Porch	1920	282	C 100	8,036	Good	75%	97%	100%	5,846
Encl Frame Porch	1920	180	C 100	5,180	Good	75%	97%	100%	3,768
Frame Shed	1920	190	C 100	1,330	Avq.	50%	100%	100%	665
1 Story/BASEMENT	1920	240	C 100	14,784	Good	75%	90%	100%	9,979
Frame Garage	1920	400	C 100	5,600	Good	75%	97%	100%	4,074
1,605 SFLA									24,994

Accpt Land 33,600 **Accepted Bldg** 97,200 **Total** 130,800

Oakland
 Name: MEHRHOFF, NORA L.

Valuation Report

07/15/2016

Page 3298

Map/Lot:

029-007-01

Account: 2047 Card: 1 of 1

Location:

173 GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/30/2004
 Sale Price 132,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7938P023

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	30,000.00	17,748	40%	Size/Shape	7,099
Total Acres 0.35						7,099

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
1.75 ST GARAGE..	1982	768	D 100	12.043	Ava.	85%	100%	100%	10,237	
Outbuilding Total									10,237	

Acpt Land	7,100	Accepted Bldg	10,200	Total	17,300
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Oakland
 Name: VIGUE, JOSEPH L.

Valuation Report

07/15/2016

Page 3299

Map/Lot:

029-007-02

Account: 2048 Card: 1 of 1

Location:

GAGNON ROAD

Neighborhood 21 GAGNON ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 07/25/2014
 Sale Price 15,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11752P036

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.71	Acres-Homesite (Fract)	30,000.00	25,278	50%	Size/Shape	12,639	
Total Acres 0.71						Land Total	12,639

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	64	C 100	1,036	Ava.	85%	100%	100%	881
Frame Shed	1980	192	C 100	1,344	Ava.	85%	100%	100%	1,142
Outbuilding Total									2,023

Acpt Land

12,600

Accepted Bldg

2,000

Total

14,600

Oakland
 Name: LYKLING, ELIZABETH A.

Valuation Report

07/15/2016

Page 3300

Map/Lot:

029-007-03

Account: 4466 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Sale Data	
Sale Date	07/16/2015
Sale Price	72,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B12043P101
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
8.22	REAR2-Rear 21+	500.00	4,110	100%		4,110
Total Acres 29.22			Land Total			54,110
Acpt Land		54,100	Accepted Bldg		0	Total 54,100

Valuation Report

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/01/1997
 Sale Price: 58,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B5365P270
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00						30,000

Dwelling Description

Replacement Cost New

Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,554
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Above Average	Typical	82,400			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		80%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1965	440	C 100	6,160	Avq+	80%	100%	100%	4,928
Carport/Canopy	1965	100	C 100	630	Avq+	80%	100%	100%	504
Frame Shed	2012	64	C 100	448	Avq.	97%	100%	100%	435
912 SFLA									5,867

Acpt Land 30,000 **Accepted Bldg** 71,800 **Total** 101,800

Oakland
Name: MCKENZIE, JOANNE

Valuation Report

07/15/2016

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Map/Lot:

029-009

Account: 549 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B3318P116

Reference 2

Tran/Land/Bldg 1 7 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
13.25	Past -Pasture 3	400.00	5,300	100%		5,300	
6.00	Past -Open	239.00	1,434	100%		1,434	
Total Acres 19.25				Land Total		6,734	
Acpt Land		6,700	Accepted Bldg		0	Total	6,700

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3611P253
 Reference 2 B9398P188
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.09	Acres-Rear Land 1-10	2,000.00	180	100%		180
Total Acres 1.09			Land Total			30,180

Dwelling Description				Replacement Cost New		
Garrison	Two Story	768 Sqft	Grade C 110	Base		109,938
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,163
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,848
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	115,949
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	99%	100%
						105,606

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	156	C 110	8,889	Avq.	92%	99%	100%	8,096
Frame Garage	1990	864	C 110	13,306	Avq.	92%	100%	100%	12,242
Wood Deck	1990	447	C 110	4,130	Avq.	92%	100%	100%	3,800
Frame Shed	1960			- - - - S O U N D V A L U E - - - -					200
Wood Deck	1998	96	C 100	806	Avq.	96%	100%	100%	774
1,692 SFLA									25,112

Acpt Land	30,200	Accepted Bldg	130,700	Total	160,900
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Oakland
 Name: OTIS, SAMUEL B.

Valuation Report

07/15/2016

Page 3304

Map/Lot: 029-010

Account: 1728 Card: 1 of 1

Location: 151 TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/13/2006
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8831P263
 Reference 2 B11788P204JT
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.69	Acres-Homesite (Fract)	30,000.00	24,920	100%		24,920	
Total Acres 0.69						Land Total	24,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1996	14X56	C 100	21,080	Avq.	55%	100%	100%	11,594
MH SLAB.....	2007	784	C 100	2,744	Avq.	97%	100%	100%	2,662
784 SFLA						Outbuilding Total			14,256

Acpt Land	24,900	Accepted Bldg	14,300	Total	39,200
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Oakland
 Name: OAKLAND, TOWN OF

Valuation Report

07/15/2016

Page 3305

Map/Lot:

030-001

Account: 651 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B0376P251

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 44 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	90%	Vacancy	167,400
3.05	Acres-Frontage 1	120,900	368,745	73%	Excess Frt	269,184
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000
10.00	Acres-Rear Land 11-20	1,860.00	18,600	100%		18,600
17.95	REAR2-Rear 21+	1,550.00	27,823	100%		27,823
Total Acres 42.00					Land Total	514,007

Accpt Land	514,000	Accepted Bldg	0	Total	514,000
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Account: 392 Card: 1 of 1

Map/Lot: 030-002
 Location: 59 KELLEHER TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Septic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6168P221 + B6175P043
 Reference 2 B6195P141
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.30	Acres-Frontage 1	120,900	157,170	100%	Excess Frt	157,170
3.37	Acres-Rear Land 1-10	3,100.00	10,447	100%		10,447
Total Acres 5.67						Land Total 353,617

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,269 Sqft	Grade D 110	Base	122,682
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-16,416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,796
Rooms	8	HEARTHES	ONE HEARTH		
Bedrooms	6	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	2			Fireplace	3,696
Insulation	None			Insulation	-2,346
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1905	0	TYPICAL	TYPICAL	Average	Typical	101,038			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	98%	100%	64,361				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1905	950	D 110	11,827	Avq.	65%	100%	100%	7,688
Encl Frame Porch	1905	390	D 110	9,733	Avq.	65%	100%	100%	6,326
Wood Deck	1985	64	C 100	538	Avq.	80%	100%	100%	430
Frame Garage	1950	713	D 100	7,986	Avq.	60%	100%	100%	4,792
1,904 SFLA	Outbuilding Total								19,236

Acpt Land 353,600 **Accepted Bldg** 83,600 **Total** 437,200

Oakland
 Name: ZABROWSKI, ROBERT J.

Valuation Report

07/15/2016
 Page 3307

Map/Lot: 030-003
 Location: 73 KELLEHER TRAIL

Account: 2788 Card: 1 of 1

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3014P315
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
0.28	Acres-Rear Land 1-10	3,100.00	868	100%		868
Total Acres 0.78			Land Total			148,838

Dwelling Description

Replacement Cost New

Other	One Story	720 Sqft	Grade C 90	Base	54,440
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-907
Fin. Basement Area	612 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,711
Heating	100% Not Heated	Cooling	0% None	Heat	-3,402
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,222
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	70,064
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	56,051	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1970	120	C 90	1,638	Avq.	80%	100%	100%	1,310
Encl Frame Porch	1970	240	C 90	6,174	Avq.	80%	100%	100%	4,939
Frame Shed	1970	112	C 100	784	Avq.	80%	100%	100%	627
720 SFLA						Outbuilding Total			6,876

Acpt Land 148,800 **Accepted Bldg** 62,900 **Total** 211,700

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2752P104
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	186,000	167,652	100%		167,652
Total Acres 0.73				Land Total		167,652

Dwelling Description				Replacement Cost New	
Other	One Story	900 Sqft	Grade C 90	Base	68,630
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-7,938
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,252
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Very Good	Typical	56,440			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		91%	100%	100%	51,360		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1960	104	C 100	728	Avg.	75%	100%	100%	546
900 SFLA									546
Outbuilding Total							546		
Acpt Land		167,700		Accepted Bldg		51,900		Total	219,600

Oakland
 Name: GIGGEY, MATTHEW M.

Valuation Report

07/15/2016

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Map/Lot:

030-005

Account: 753 Card: 1 of 1

Location:

KELLEHER TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B10144P055
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 07/04/2009
 Sale Price 2,240
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Rear Land 1-10	3,100.00	1,054	100%		1,054
Total Acres 0.34				Land Total		1,054
Acpt Land		1,100	Accepted Bldg		0	Total
						1,100

Valuation Report

Map/Lot: 030-006

Account: 266 Card: 1 of 1

Location: 81 KELLEHER TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8217P215
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 10/14/2004
 Sale Price 133,420
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	186,000	133,974 100%		133,974
Total Acres 0.37				Land Total	133,974

Dwelling Description

Replacement Cost New

Other	One Story	510 Sqft	Grade D 105	Base	42,618
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,297
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,249
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	8,938
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-600
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	42,410
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	31,383
Outbuildings/Additions/Improvements						Value Rcnld
Description	Year	Units	Grade	RCN Cond	Phy Func Econ	
Frame Shed	1988	40	D 100	224 Avg.	85% 100% 100%	190
510 SFLA					Outbuilding Total	190

Acpt Land 134,000 **Accepted Bldg** 31,600 **Total** 165,600

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/01/1996
 Sale Price 131,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5139P077

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
0.19	Acres-Rear Land 1-10	3,100.00	589	100%		589
Total Acres 0.69					Land Total	148,559

Dwelling Description

Replacement Cost New

Conventional	One Story	895 Sqft	Grade C 105	Base	78,175
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,760
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,184
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	93,765
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	90,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2000	55	C 105	2,992	Avq.	97%	100%	100%	2,902
1SFr Overhanq	2000	18	C 105	979	Avq.	97%	100%	100%	950
Wood Deck	2000	178	C 100	1,495	Avq.	90%	100%	100%	1,346
Wood Deck	2000	144	C 100	1,210	Avq.	70%	100%	100%	847
Frame Shed	2000	120	C 100	840	Avq.	75%	100%	100%	630
Frame Garage	1986	576	C 100	8,064	Avq.	85%	100%	100%	6,854
Frame Shed	1999	96	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	2000	180	C 100	1,512	Avq.	97%	100%	100%	1,467
968 SFLA									
Outbuilding Total									15,648

Acpt Land	148,600	Accepted Bldg	106,600	Total	255,200
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Oakland
 Name: ROSATO, JACQUELINE

Valuation Report

07/15/2016

Page 3312

Map/Lot: 030-008

Account: 325 Card: 1 of 1

Location: 89 KELLEHER TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1723P041 TC
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	186,000	141.858	100%	141,858
Total Acres 0.44				Land Total	141,858

Dwelling Description

Replacement Cost New

Ranch	One Story	946 Sqft	Grade C 95	Base	73,714
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	804 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,693
Heating	100% Electric	Cooling	0% None	Heat	-2,516
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	798
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,394
Attic	1/2 Finished			Attic	7,953
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Above Average	Typical	93,036
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		91%	100%	100%
						Value(Rcnld)
						84,663

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1978	23	C 95	1,131	Avq+	91%	100%	100%	1,029
Open Frame Porch	1978	92	C 95	1,357	Avq+	91%	100%	100%	1,235
Wood Deck	1978	144	C 100	1,210	Avq.	70%	100%	100%	847
Frame Shed	1978	84	D 100	470	Avq.	60%	100%	100%	282
969 SFLA									
Outbuilding Total									3,393

Acpt Land 141,900 **Accepted Bldg** 88,100 **Total** 230,000

Oakland
 Name: DYER, RICHARD A.

Valuation Report

07/15/2016

Page 3313

Map/Lot:

030-009

Account: 752 Card: 1 of 1

Location:

KELLEHER TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	07/01/1999
Sale Price	500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B6011P130

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.54	Acres-Rear Land 1-10	3,100.00	1,674	100%		1,674	
Total Acres 0.54				Land Total		1,674	
Acpt Land		1,700	Accepted Bldg		0	Total	1,700

Oakland
 Name: SMITH-TOTH, PRISCILLA L.

Valuation Report

07/15/2016

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Map/Lot:

030-010

Account: 484 Card: 1 of 1

Location:

KELLEHER TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6625P289

Sale Data	
Sale Date	09/01/2001
Sale Price	18,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 2
 Tran/Land/Bldg 1 5 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	186,000	122,201	90%	Vacancy	0
0.28	Acres-Homesite (Fract)	3,100.00	589	50%	Size/Shape	54,991
Total Acres 0.28					Land Total	54,991

Acpt Land	55,000	Accepted Bldg	0	Total	55,000
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Oakland
 Name: DYER, JESSICA J.

Valuation Report

07/15/2016

Page 3315

Map/Lot: 030-011

Account: 411 Card: 1 of 1

Location: KELLEHER TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Below Street
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/01/1996
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5156P224

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	90%	Vacancy	133,173
0.16	Acres-Rear Land 1-10	3,100.00	496	100%		496
Total Acres 0.66					Land Total	133,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Frame Shed	2011	80	C 100	560	Avg.	97%	100%	100%		543
Outbuilding Total										543

Acpt Land 133,700 **Accepted Bldg** 500 **Total** 134,200

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/24/2015
 Sale Price 260,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12018P249
 Reference 2
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
0.19	Acres-Rear Land 1-10	3,100.00	589	100%		589
Total Acres 0.69			Land Total			148,559

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	672 Sqft	Grade C 100	Base	80,508
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,350
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	88,958			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	76,504			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	622	C 100	5,225	Avq.	86%	100%	100%	4,493
Frame Shed	1980			----- S O U N D V A L U E -----					
Frame Shed	2001	96	C 100	672	Avq.	97%	100%	100%	652
Frame Shed	2009	120	B 100	1,075	Avq.	97%	50%	100%	522
Frame Shed	2009	256	C 100	1,792	Avq.	97%	100%	100%	1,738
1,008 SFLA									
Outbuilding Total									7,605
Acpt Land		148,600		Accepted Bldg		84,100		Total	232,700

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 12/17/2014
 Sale Price 200,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11898P217
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	186,000	117,715	100%		117,715
Total Acres 0.25						117,715

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	768 Sqft	Grade D 110	Base	72,412
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,935
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,322
Rooms	4	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	57,894			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	100%	100%			
Value(Rcnld)						47,473			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1974	192	D 110	4,854	Avg.	82%	100%	100%	3,980
Wood Deck	2002	96	C 100	806	Avg.	97%	100%	100%	782
1,152 SFLA									
Outbuilding Total									4,762

Acpt Land 117,700 **Accepted Bldg** 52,200 **Total** 169,900

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1539P652
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
8.48	Acres-Rear Land 1-10	3,100.00	26,288	100%		26,288
1.00	Acres-Frontage 1	120,900	120,900	9%	Excess Frt	10,881
Total Acres 9.98					Land Total	185,139

Dwelling Description

Replacement Cost New

Conventional	Two Story	832 Sqft	Grade C 100	Base	100,564
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	308 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,450
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1966	1992	GOOD	GOOD	Above Average	Typical	108,214					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %					
None		None		81%	99%	100%					
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
1SFr Overhanq	1992	64	C 100	3,315	Avq+	81%	99%	100%	2,658		
Wood Deck	1992	186	C 100	1,562	Avq+	81%	100%	100%	1,265		
1.25 ST GARAGE..	1970	440	D 100	5,667	Avq.	85%	100%	100%	4,817		
Encl Frame Porch	2004	60	C 100	1,820	Avq.	97%	100%	100%	1,765		
1,728 SFLA									10,505		
Acpt Land						185,100	Accepted Bldg		97,300	Total	282,400

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8173P339
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 10/22/2004
 Sale Price 149,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	186,000	119,249	100%		119,249
Total Acres 0.26						119,249

Dwelling Description

Replacement Cost New

Ranch	One Story	600 Sqft	Grade C 110	Base	61,908
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2000	0	GOOD	GOOD	Average	Typical	52,206		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		97%	100%	100%		
Value(Rcnld)						50,640		
Outbuildings/ Additions/ Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	2003	120	C 100	1,008	Avg.	97%	100%	100%
Frame Shed	2003	60	C 100	420	Avg.	97%	100%	100%
600 SFLA								
Outbuilding Total						1,385		

Acpt Land 119,200 **Accepted Bldg** 52,000 **Total** 171,200

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5054P149
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 01/01/1996
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	186,000	142,913	100%		142,913
0.09	Acres-Rear Land 1-10	3,100.00	279	100%		279
Total Acres 0.54			Land Total			143,192

Dwelling Description

Replacement Cost New

Conventional	One Story	1,400 Sqft	Grade C 110	Base	118,438
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	-11,319
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,795
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	924
Attic	Floor & Stairs			Attic	4,312
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	117,074
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	113,562	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1999	192	C 110	1,478	Avq.	97%	100%	100%	1,434
Wood Deck	1999	64	C 100	538	Avq.	97%	100%	100%	522
Wood Deck	1999	600	C 100	5,040	Avq.	97%	100%	100%	4,889
1.50 ST GARAGE..	2000	840	B 100	19,569	Avq.	97%	100%	100%	18,982
Open Frame Porch	2003	208	B 100	3,906	Avq.	97%	100%	100%	3,789
Jacuzzi #	2003	1	B 100	4,480	Avq.	97%	100%	100%	4,346
1,400 SFLA						Outbuilding Total			33,962

Acpt Land	143,200	Accepted Bldg	147,500	Total	290,700
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Oakland
 Name: FISHER, CURTIS JAY

Valuation Report

07/15/2016

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Map/Lot: 030-017

Account: 3877 Card: 1 of 1

Location: 12 WATTS TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 08/25/2015
 Sale Price: 19,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B12087P285 1981 Liberty 14x66
 Reference 2: formerly Map 22, Lot 5-2 3bd 1bth
 Tran/Land/Bldg: 2 1 9
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	90%	Topography	0	
1.00	Acres-Homesite (Fract)	3,100.00	279	90%	Access	29,160	
0.55	Acres-Rear Land 1-10	2,400.00	1,320	100%		1,320	
Total Acres 1.55						Land Total	30,480

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1980	14X66	C 100	23,980	Fair	35%	100%	100%	8,393
Encl Frame Porch	1999	96	D 100	2,262	Avq-	96%	50%	100%	1,086
Frame Shed	2007	140	C 100	980	Avq.	97%	100%	100%	951
Wood Deck	2010	80	C 100	672	Avq.	97%	100%	100%	652
MH GABLE ROOF...	2010	924	C 100	5,174	Avq.	97%	100%	100%	5,019
Wood Deck	2005	64	C 100	538	Avq.	97%	100%	100%	522
924 SFLA						Outbuilding Total			16,623

Acpt Land 30,500 **Accepted Bldg** 16,600 **Total** 47,100

Oakland
 Name: LACOMBE, JEFFREY W.

Valuation Report

07/15/2016

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Map/Lot: 030-018

Account: 183 Card: 1 of 1

Location: 292 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4924P107
 Reference 2 B9168P107 formerly Map 22, Lot 5-1
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 06/01/1995
 Sale Price 34,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	36,000.00	31,590	100%		31,590
Total Acres 0.77						31,590
						Land Total

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1982	14X45	C 100	17,890	Avq.	55%	100%	100%	9,840
Wood Deck	1982	45	C 100	378	Avq.	87%	100%	100%	329
Frame Shed	2001								200
----- S O U N D V A L U E -----									200
630 SFLA									10,369
Acpt Land		31,600		Accepted Bldg		10,400	Total		42,000

Valuation Report

Map/Lot: 030-019

Account: 287 Card: 1 of 1

Location: 296 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1998
Sale Price 73,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5688P070
Reference 2 formerly Map 22, Lot 4
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.37	Acres-Rear Land 1-10	2,400.00	888	100%		888
Total Acres 1.37						Land Total 36,888

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	780 Sqft	Grade C 90	Base	84,884
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,371
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	100% None	Heat	-4,730
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,512
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1978	0	TYPICAL	TYPICAL	Above Average	Typical	74,295	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	96%	100%	62,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1978	360	C 90	25,175	Avq+	87%	96%	100%	21,026
ONE STORY FRAME	1978	152	C 90	7,087	Avq+	87%	96%	100%	5,919
Wood Deck	2015	380	B 100	4,085	Avq.	97%	100%	100%	3,962
1.50 ST GARAGE..	1978	576	D 100	8,386	Avq.	85%	100%	100%	7,128
2,237 SFLA									
Outbuilding Total									38,035

Acpt Land 36,900 **Accepted Bldg** 100,100 **Total** 137,000

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography RollingAbove Street
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B11038P326
Reference 2 formerly Map 22, Lot 4-1
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 04/20/2012
Sale Price 107,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.70	Acres-Rear Land 1-10	2,400.00	1,680	100%		1,680
Total Acres 1.70						Land Total 37,680

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	924 Sqft	Grade B 95	Base	129,788
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,798
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,107
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,376
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1986	0	TYPICAL	TYPICAL	Average	Typical	124,473	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	100%	100%	110,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1986	264	D 100	1,774	Avq.	89%	100%	100%	1,579
Frame Garage	1986	693	B 95	11,796	Avq.	89%	100%	100%	10,498
Wood Deck	1986	216	C 100	1,814	Avq.	89%	100%	100%	1,614
Frame Shed	1988	120	D 100	672	Avq-	89%	100%	100%	598
Frame Shed	2000	192	D 100	1,075	Avq-	96%	100%	100%	1,032
1,617 SFLA									
Outbuilding Total									15,321

Acpt Land	37,700	Accepted Bldg	126,100	Total	163,800
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Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/03/2003
Sale Price 4,700
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B7493P289 B11661P022
Reference 2 formerly Map 22, Lot 3
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
3.00	Acres-Frontage 1	6,000.00	18,000	73%	Excess Frt	13,140
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
3.00	Acres-Rear Land 11-20	720.00	2,160	100%		2,160
Total Acres 17.00			Land Total			75,300

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	728 Sqft	Grade C 110	Base	91,756
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	-7,287
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water C	Cooling	0% None	Heat	2,102
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1920	0	GOOD	TYPICAL	Average	Typical	92,577	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete		None		65%	90%	100%	54,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1920	320	C 110	18,234	Avq.	65%	90%	100%	10,667
Frame Garage	1920	720	C 110	11,088	Avq.	65%	100%	100%	7,207
Frame Shed	1920	464	C 100	3,248	Avq.	65%	100%	100%	2,111
Wood Deck	1999	192	C 100	1,613	Avq.	97%	100%	100%	1,565
Frame Shed	1999			----- S O U N D V A L U E -----				100	
Open Frame Porch	2003	552	C 110	8,655	Avq.	97%	100%	100%	8,395
Swimming Pool	2004	684	C 100	7,000	Avq.	97%	100%	100%	6,790
Frame Shed	2004	48	B 100	430	Avq.	97%	100%	100%	417
Patio	2005	324	C 100	907	Avq.	97%	100%	100%	880
Open Frame Porch	2009	160	C 110	2,618	Avq.	97%	100%	100%	2,539
1,412 SFLA									
Outbuilding Total									40,671

Acpt Land

75,300

Accepted Bldg

94,800

Total

170,100

Oakland
 Name: BEATSON, DAWN TRUSTEE

Valuation Report

07/15/2016

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Map/Lot: 030-022

Account: 382 Card: 1 of 1

Location: TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B6175P043 + B6168P218
 Reference 2 B6195P138 formerly Map 22, Lot 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	04/01/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
10.00	Acres-Rear Land 11-20	720.00	7,200	100%		7,200
2.00	REAR2-Rear 21+	600.00	1,200	100%		1,200
Total Acres 23.00			Land Total			61,200

Acpt Land	61,200	Accepted Bldg	0	Total	61,200
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Account: 2475 Card: 1 of 1

Map/Lot: 030-023
 Location: 348 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: RollingBelow Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/08/2012
 Sale Price: 175,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11032P134
 Reference 2: formerly Map 22, Lot 1
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.80	Acres-Rear Land 1-10	2,400.00	1,920	60%	Topography	1,152
Total Acres 1.80						37,152

Dwelling Description

Replacement Cost New

Ranch	One Story	1,246 Sqft	Grade C 100	Base	96,074
Exterior	WOOD SHINGLE	Masonry Trim	202Sqft	Trim	848
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	997 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,562
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,070
Rooms	8	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	5,880
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	121,374			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		81%	100% 100%	98,313			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Frame Garage	1972	812	C 100	11,368	Avq.	81%	100%	100%	9,208
Open Frame Porch	1972	288	C 100	4,172	Avq.	81%	100%	100%	3,379
1,246 SFLA									
						Outbuilding Total		12,587	

Acpt Land 37,200 **Accepted Bldg** 110,900 **Total** 148,100

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2961P17
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.19	Acres-Rear Land 1-10	2,400.00	2,856	100%		2,856
Total Acres 2.19			Land Total			38,856

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	89,141
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,105
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1990	Renovated 1995	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total
None	None	None	None	92%	100%	87,185
Functional Obsolescence						Value(Rcnld)
Economic Obsolescence						Value(Rcnld)

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1950			4,435	Avq.	40%	100%	100%	1,200
2S Frame Shed	1950	528	D 100	1,397	Avq.	40%	100%	100%	1,774
1.50 ST SHED....	1950	192	D 100	2,268	Avq.	95%	100%	100%	559
1 Story/BASEMENT	2003	400	C 110	3,226	Avq.	40%	100%	100%	26,291
Frame Shed	1995	324	C 100	6,860	Avq.	96%	100%	100%	2,155
Frame Shed	1950	576	D 100	1,008	Avq.	96%	100%	100%	1,290
Frame Shed	1950			----- S O U N D V A L U E -----					700
Encl Frame Porch	1997	240	C 100						6,586
Wood Deck	1997	120	C 100						968
1,660 SFLA									
Outbuilding Total									41,523

Acpt Land	38,900	Accepted Bldg	128,700	Total	167,600
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Account: 2251 Card: 1 of 1

Map/Lot: 031-001-1
 Location: TOWN FARM ROAD + OLIVIA AV

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use MOBILE HOME PARK
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	01/28/2009
Sale Price	280,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10631P153
 Reference 2 DAWN-VIA MOBILE HOME PARK
 Tran/Land/Bldg 1 2 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Sites-Mobile Home Site	11,000.00	154,000	175%		269,500
12.49	Acres-Baselot	33,000.00	412,170	0%		0
Total Acres 12.49					Land Total	269,500

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
MAILBOX	2015									1,000
----- S O U N D V A L U E -----										
Outbuilding Total										1,000

Acpt Land	269,500	Accepted Bldg	1,000	Total	270,500
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Oakland
 Name: LOUCKS, LEON W.

Valuation Report

07/15/2016

Page 3330

Map/Lot:

031-001-102

Account: 4033 Card: 1 of 1

Location:

392 TOWN FARM ROAD

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/2001
 Sale Price 29,900
 Sale Type Mobile Home
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 8/14/01
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2001	14X76	B 100	30,580	Avg.	66%	100%	90%	18,027
Frame Shed	2001			---- SOUND VALUE ----					200
Frame Shed	2003			---- SOUND VALUE ----					200
1,064 SFLA				Outbuilding Total					18,427
Accpt Land			0	Accepted Bldg		18,400	Total		18,400

Oakland
 Name: DEVINE, RICHARD

Valuation Report

07/15/2016

Page 3331

Map/Lot:

031-001-104

Account: 2166 Card: 1 of 1

Location:

12 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 03/27/2015
 Sale Price: 17,607
 Sale Type: Mobile Home
 Financing: Conventional
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: BOS 3-27-15 1995 Keystone Colony 14x76
 Reference 2: 11/5/04 Ser# ST07689A 3bd/2bth TA/GR
 Tran/Land/Bldg: 2 1 9
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1995	14X77	A 100	38,676	Avg.	55%	100%	90%	19,145
Frame Shed	1989	120	D 100	672	Avg.	91%	100%	90%	551
Frame Shed	2012	64	C 100	448	Avg.	97%	100%	90%	392
Wood Deck	2015	64	C 100	538	Avg.	97%	100%	90%	470
1,078 SFLA						Outbuilding Total			20,558
Acpt Land			0	Accepted Bldg		20,600	Total		20,600

Oakland
 Name: BARNES, JONATHAN

Valuation Report

07/15/2016

Page 3332

Map/Lot:

031-001-105

Account: 4415 Card: 1 of 1

Location:

16 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/18/2009
 Sale Price 18,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 10-18-09

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1990	14X67	B 100	27.610	Ava.	55%	100%	90%	13,667
Frame Shed	2008	120	B 100	1.075	Ava.	97%	100%	90%	939
938 SFLA									
Outbuilding Total									14,606
Acpt Land			0	Accepted Bldg		14,600	Total		14,600

Oakland
 Name: AUDET, JOHN V.

Valuation Report

07/15/2016

Page 3333

Map/Lot:

031-001-106

Account: 4260 Card: 1 of 1

Location:

18 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/28/2010
 Sale Price 29,700
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2001	14X80	B 100	31,900	Avq.	66%	100%	90%	18,805
Frame Shed	1999	80	C 100	560	Avq.	97%	100%	90%	489
Wood Deck	2011	72	C 100	605	Avq.	97%	100%	90%	528
Frame Shed	2011	80	B 100	717	Avq.	97%	100%	90%	626
1,120 SFLA									
						Outbuilding Total			20,448
Acpt Land			0	Accepted Bldg		20,400	Total		20,400

Oakland
 Name: BARD, JACQUELINE

Valuation Report

07/15/2016

Page 3334

Map/Lot:

031-001-108

Account: 3095 Card: 1 of 1

Location:

28 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 06/23/2012
 Sale Price: 25,000
 Sale Type: Mobile Home
 Financing: Unknown
 Verified: Buyer
 Validity: Arms Length Sale

Reference 1: BOS 6/23/12
 Reference 2:
 Tran/Land/Bldg: 1 1 9
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1990	14X72	A 100	36,611	Ava.	55%	100%	90%	18,122
Frame Shed	1990	120	D 100	672	Ava.	75%	100%	90%	454
Open Frame Porch	2005	32	D 100	470	Ava.	97%	100%	90%	410
Open Frame Porch	2007	56	B 100	1,183	Ava.	97%	100%	90%	1,033
Frame Shed	2007	80	C 100	560	Ava.	97%	100%	90%	489
Wood Deck	2007	160	B 100	1,721	Ava.	97%	100%	90%	1,502
1,008 SFLA									
						Outbuilding Total			22,010
Acpt Land			0	Accepted Bldg		22,000	Total		22,000

Oakland
 Name: FREEMAN, SUSAN

Valuation Report

07/15/2016

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Map/Lot:

031-001-109

Account: 4592 Card: 1 of 1

Location:

37 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
16 Mobile Home.	2009	16X67	A 100	39,664	Avq.	82%	100%	90%	29,379	
Wood Deck	2011	100	B 100	1,075	Avq.	97%	100%	90%	939	
MH SLAB.....	2010	1072	C 100	3,752	Avq.	97%	100%	90%	3,275	
Frame Shed	2011	80	C 100	560	Avq.	97%	100%	90%	489	
1,072 SFLA										
Outbuilding Total									34,082	
Acpt Land			0	Accepted Bldg			34,100	Total		34,100

Oakland
 Name: SMITH, JOSEPH

Valuation Report

07/15/2016

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Map/Lot:

031-001-110

Account: 3402 Card: 1 of 1

Location:

31 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 18 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
16 Mobile Home.	2006	16X77	A 100	44,404	Avq.	76%	100%	90%	30,372	
Frame Shed	2008	64	B 100	574	Avq.	97%	100%	90%	501	
Wood Deck	2009	312	C 100	2,621	Avq.	97%	100%	90%	2,288	
1,232 SFLA										
						Outbuilding Total			33,161	
Acpt Land			0	Accepted Bldg			33,200	Total		33,200

Oakland
 Name: DUBOIS, WAYNE

Valuation Report

07/15/2016

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Map/Lot:

031-001-111

Account: 4030 Card: 1 of 1

Location:

27 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/27/2014
 Sale Price 21,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 6/27/2014

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1994	14X72	A 100	36,611	Avg+	60%	100%	90%	19,770
Encl Frame Porch	2000	112	C 100	3,276	Avg.	97%	100%	90%	2,860
Open Frame Porch	2000	90	C 100	1,400	Avg.	97%	100%	90%	1,222
Frame Shed	1994			---- SOUND VALUE ----					100
Frame Shed	1994			---- SOUND VALUE ----					200
1,008 SFLA				Outbuilding Total					24,152
Acpt Land		0		Accepted Bldg		24,200	Total		24,200

Oakland
 Name: BURGESS, KIMBERLY

Valuation Report

07/15/2016

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Map/Lot:

031-001-112

Account: 3097 Card: 1 of 1

Location:

23 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X66	A 100	34,133	Avg.	55%	100%	90%	16,896
Frame Shed	1999								200
924 SFLA									
							Outbuilding Total		17,096
Acpt Land			0	Accepted Bldg			17,100	Total	17,100

----- SOUND VALUE -----

Oakland
 Name: COUTURE, PETER DAVIS

Valuation Report

07/15/2016

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Map/Lot:

031-001-113

Account: 4579 Card: 1 of 1

Location:

19 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/17/2015
 Sale Price 25,900
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 7-17-15 2003 Pine Grove 14x72

Reference 2 Ser# GP45448G533 3bd/2bth

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	2003	14X72	B 100	29,260	Ava.	70%	100%	90%	18,355
Wood Deck	2010	64	B 100	689	Ava.	97%	100%	90%	601
Frame Shed	2007	96	C 100	672	Ava.	97%	100%	90%	587
1,008 SFLA									
						Outbuilding Total			19,543
Accpt Land			0	Accepted Bldg		19,500	Total		19,500

Oakland
 Name: ZIMMERMAN, KATHERINE

Valuation Report

07/15/2016

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Map/Lot:

031-001-114

Account: 3709 Card: 1 of 1

Location:

17 OLIVIA AVENUE

Neighborhood 16 DAWN-VIA MH PARK

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	07/01/1998
Sale Price	15,783
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 DAWN-VIA MOBILE HOME PARK

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Tower M/H	1988	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504
Wood Deck	1988	100	D 100	672	Fair	86%	100%	90%	520
Frame Shed	1988	64	D 100	358	Fair	86%	100%	90%	277
924 SFLA									
								Outbuilding Total	14,301

Accpt Land

0

Accepted Bldg

14,300

Total

14,300

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 08/29/2003
Sale Price 135,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7613P200

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000	
2.10	Acres-Frontage 1	120,900	253,890	81%	Excess Frt	0	
2.10	Acres-Frontage 1	720.00	7,200	80%	Restrictio	164,521	
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000	
1.90	Acres-Rear Land 11-20	1,860.00	3,534	100%		3,534	
Total Acres 15.00						Land Total	385,055

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,539 Sqft	Grade A 100	Base	242,122
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	13,752
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	13,440
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,585
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	GOOD	GOOD	Average	Typical	275,259	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	93%	100%	248,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2006	1064	A 100	87,588	Avq.	97%	100%	100%	84,960
Patio	2006	756	B 100	2,709	Avq.	97%	100%	100%	2,628
Wood Deck	2006	756	A 100	10,161	Avq.	97%	100%	100%	9,856
1 Story/BASEMENT	2006	480	A 100	47,309	Avq.	97%	93%	100%	42,678
Open Frame Porch	2006	88	A 100	2,195	Avq.	97%	100%	100%	2,129
Frame Shed	2009	242	B 100	2,169	Avq.	97%	100%	100%	2,104
Res. Greenhouse	2010			----- S O U N D V A L U E -----					1,000
1.25 ST GARAGE..	2013	1008	A 100	25,966	Avq.	97%	100%	100%	25,187
2,788 SFLA									
Outbuilding Total									170,542

Acpt Land

385,100

Accepted Bldg

418,900

Total

804,000

Oakland
 Name: FLANNERY, MARK D.

Valuation Report

07/15/2016

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Map/Lot:

031-002-01

Account: 4335 Card: 1 of 1

Location:

214 NUTTING TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 03/28/2006
 Sale Price 65,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8846 P 277
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.50	Acres-Rear Land 1-10	3,100.00	4,650	100%		4,650
Total Acres 2.50			Land Total			190,650

Dwelling Description

Replacement Cost New

Log	One & 1/2 Story	720 Sqft	Grade A 100	Base	132,438
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	2,177
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	1,210
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	145,905
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	140,113	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	624	A 100	13,978	Avq.	97%	100%	100%	13,559
1 Story/BASEMENT	2006	440	A 100	43,366	Avq.	97%	99%	100%	41,644
Open Frame Porch	2006	32	A 100	941	Avq.	97%	100%	100%	913
1 Story/BASEMENT	2006	336	A 100	33,116	Avq.	97%	99%	100%	31,802
Frame Shed	2010	176	C 100	1,232	Avq.	97%	50%	100%	598
Encl Frame Porch	2010	144	A 100	6,675	Avq.	97%	100%	100%	6,475
Carport/Canopy	2010	30	B 100	242	Avq.	97%	100%	100%	235
1,856 SFLA									95,226

Acpt Land 190,700 **Accepted Bldg** 235,300 **Total** 426,000

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2333P151

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	186,000	167,652	90%	Vacancy	150,887
1.00	Acres-Homesite (Fract)	186,000	186,000	15%	Corner/Loc	27,900
5.38	Acres-Rear Land 1-10	3,100.00	16,678	100%		16,678
2.23	Acres-Wasteland	155.00	346	100%		346
Total Acres 9.34						Land Total 195,811

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	875 Sqft	Grade C 100	Base	102,508
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,772
Rooms	10	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	5,880
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,200
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1918	1995	TYPICAL	TYPICAL	Good	Typical	112,685
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	75%	93%	100%	78,598	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	378	C 100	5,432	Avq.	97%	100%	100%	5,269
ONE STORY FRAME	1918	60	C 100	3,108	Good	75%	93%	100%	2,168
Frame Shed	1918	96	C 100	672	Good	75%	100%	100%	504
Frame Shed	1918	140	C 100	980	Good	75%	100%	100%	735
Open Frame Porch	1918	216	C 100	3,164	Good	75%	100%	100%	2,373
1.50 ST GARAGE..	1995	960	C 100	17,472	Avq.	95%	100%	100%	16,598
ONE STORY FRAME	2000	216	C 100	11,189	Avq.	97%	93%	100%	10,093
Patio	2000	64	C 100	179	Avq.	97%	100%	100%	174
ONE STORY FRAME	2000	960	C 100	49,728	Avq.	97%	93%	100%	44,859
Jacuzzi #	2000	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,767 SFLA									Outbuilding Total 86,168

Acpt Land

195,800

Accepted Bldg

164,800 **Total**

360,600

Oakland
 Name: NUTTING, ROBERT W.

Valuation Report

07/15/2016

Page 3344

Map/Lot:

031-003-01

Account: 4300 Card: 1 of 1

Location:

NUTTING TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2333P151
 Reference 2 LOT 1
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.88	Acres-Rear Land 1-10	2,400.00	2,112	100%		2,112
Total Acres 1.88					Land Total	30,912
Acpt Land		30,900	Accepted Bldg		0	Total
						30,900

Oakland
 Name: DESJARDINS, THOMAS

Valuation Report

07/15/2016

Page 3345

Map/Lot:

031-003-02

Account: 4301 Card: 1 of 1

Location:

13 NUTTING TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 05/08/2014
 Sale Price: 165,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B11686P078
 Reference 2: LOT 2
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000	
0.81	Acres-Rear Land 1-10	2,400.00	1,944	100%		1,944	
Total Acres 1.81						Land Total	37,944

Dwelling Description

Replacement Cost New

Garrison	Two Story	896 Sqft	Grade B 100	Base	143,066
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,652
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,606
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	GOOD	GOOD	Poor	Typical	155,700	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		94%	98%	100%	143,431

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
1 Story/BASEMENT	2006	168	B 100	13,247	Poor	94%	98%	100%	12,203	
Wood Deck	2007	288	B 100	3,097	Poor	94%	100%	100%	2,911	
Frame Shed	2009	192	C 100	1,344	Avq.	97%	100%	100%	1,304	
1,960 SFLA									Outbuilding Total	16,418

Acpt Land 37,900 **Accepted Bldg** 159,800 **Total** 197,700

Oakland
 Name: NUTTING, STEVEN G.

Valuation Report

07/15/2016

Page 3346

Map/Lot:

031-003-03

Account: 4302 Card: 1 of 1

Location:

17 NUTTING TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 10/26/2006
 Sale Price: 65,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B9125P094
 Reference 2: LOT 3
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
0.89	Acres-Rear Land 1-10	2,400.00	2,136	100%		2,136
Total Acres 1.89					Land Total	38,136

Dwelling Description

Replacement Cost New

Ranch	One Story	1,080 Sqft	Grade D 110	Base	75,546
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,080	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	GOOD	GOOD	Average	Typical	67,785	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		97%	100%	100%	65,751

Acpt Land 38,100 **Accepted Bldg** 65,800 **Total** 103,900

Oakland
 Name: NUTTING, ROBERT W.

Valuation Report

07/15/2016

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Account: 4303 Card: 1 of 1

Map/Lot:
 Location:

031-003-04
 NUTTING TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2333P151
 Reference 2 LOT 4
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800	
0.86	Acres-Rear Land 1-10	2,400.00	2,064	100%		2,064	
Total Acres 1.86					Land Total	30,864	
Acpt Land		30,900	Accepted Bldg		0	Total	30,900

Oakland
 Name: NUTTING, ROBERT W.

Valuation Report

07/15/2016

Page 3348

Map/Lot:

031-003-05

Account: 4304 Card: 1 of 1

Location:

NUTTING TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2333P151
 Reference 2 LOT 5
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800	
0.66	Acres-Rear Land 1-10	2,400.00	1,584	100%		1,584	
Total Acres 1.66					Land Total	30,384	
Acpt Land		30,400	Accepted Bldg		0	Total	30,400

Oakland
 Name: NUTTING, ROBERT W.

Valuation Report

07/15/2016

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Map/Lot:

031-003-06

Account: 4305 Card: 1 of 1

Location:

NUTTING TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2333P151
 Reference 2 LOT 6
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.47	Acres-Rear Land 1-10	2,400.00	1,128	100%		1,128
Total Acres 1.47					Land Total	29,928
Acpt Land		29,900	Accepted Bldg		0	Total
						29,900

Oakland
 Name: EMERSON, RALPH S. MD

Valuation Report

07/15/2016

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Map/Lot:

031-004

Account: 2880 Card: 1 of 1

Location:

NUTTING TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B1405P305

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	90%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,400.00	1,128	80%	Topography	133,920
0.79	Acres-Frontage 1	120,900	95,511	80%	Topography	76,409
Total Acres 1.79					Land Total	210,329

Acpt Land	210,300	Accepted Bldg	0	Total	210,300
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Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/04/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12089P1
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	186,000	133,974 100%		133,974
Total Acres 0.37				Land Total	133,974

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 100	Base	39,893
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-1,478
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	OLD TYPE	Obsolete	Average	Typical	30,216			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		66%	98% 100%	19,544			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1975	48	D 100	269	Avg.	70%	100%	100%	188
Wood Deck	1995	192	C 100	1,613	Avg.	85%	100%	100%	1,371
480 SFLA						Outbuilding Total			1,559
Acpt Land		134,000	Accepted Bldg		21,100	Total		155,100	

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2126P6
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.37	Acres-Homesite (Fract)	186,000	133,974	100%		133,974	
Total Acres 0.37						Land Total	133,974

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	288 Sqft	Grade C 100	Base	48,179
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,268
Rooms	3	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-605
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1978	2000	TYPICAL	TYPICAL	Average	Typical	41,072			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	None	85%	90%	100%	31,420				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	56	C 100	2,901	Avg.	85%	90%	100%	2,219
ONE STORY FRAME	2000	180	C 100	9,324	Avg.	97%	90%	100%	8,140
Frame Shed	1978								100
668 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total						10,459			
Acpt Land		134,000	Accepted Bldg		41,900	Total			175,900

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Sale Data
Sale Date: 10/10/2014
Sale Price: 160,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B11827P249
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.22	Acres-Frontage 1	6,000.00	7,320	100%		7,320
0.93	Acres-Rear Land 1-10	2,400.00	2,232	100%		2,232
Total Acres 3.15			Land Total			45,552

Dwelling Description

Replacement Cost New

Cape Cod	One Story	902 Sqft	Grade C 95	Base	67,582
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,599
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,111
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,399
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1880	0	TYPICAL	TYPICAL	Above Average	Inadeq.	68,493	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....		None		70%	95%	100%	45,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1880	234	C 95	11,515	Avq+	70%	95%	100%	7,657
ONE STORY FRAME	1880	255	C 95	12,548	Avq+	70%	95%	100%	8,345
Encl Frame Porch	1880	126	C 95	3,485	Avq+	70%	100%	100%	2,439
Frame Shed	1880	435	C 95	2,892	Avq+	70%	100%	100%	2,024
Frame Shed	1950	336	D 100	1,882	Avq.	60%	100%	100%	1,129
Frame Shed	1950			----- SOUND VALUE -----					200
1,391 SFLA				Outbuilding Total					21,794

Acpt Land	45,600	Accepted Bldg	67,300	Total	112,900
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Oakland
 Name: SAVAGE, SHANE G.

Valuation Report

07/15/2016

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Map/Lot:

031-007-01

Account: 4357 Card: 1 of 1

Location:

33 SAVAGE TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	05/17/2007
Sale Price	282,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1 B9358P109
 Reference 2 B12122P189
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000	
0.83	Acres-Frontage 1	120,900	100,347	100%	Excess Frt	100,347	
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000	
3.27	Acres-Rear Land 11-20	1,860.00	6,082	100%		6,082	
Total Acres 15.10						Land Total	323,429

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,624 Sqft	Grade A 100	Base	267,363
Exterior	OTHER	Masonry Trim	800Sqft	Trim	5,376
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1460 Sqft, Grade A	Basement Gar	None	Fin Bsmt	32,704
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	16,934
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	12,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	337,656
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	92% 100%	301,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	96	A 100	2,374	Avq.	97%	100%	100%	2,303
1 Story/BASEMENT	2008	100	A 100	9,856	Avq.	97%	92%	100%	8,795
Wood Deck	2008	658	A 100	8,844	Avq.	97%	100%	100%	8,579
Patio	2008	658	B 100	2,358	Avq.	97%	100%	100%	2,287
1.50 ST GARAGE..	2010	900	A 100	26,208	Avq.	97%	100%	100%	25,422
2,942 SFLA									47,386

						Outbuilding Total				47,386
Acpt Land		323,400		Accepted Bldg		348,700		Total		672,100

Oakland
 Name: SAVAGE, JOHN E.

Valuation Report

07/15/2016

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Map/Lot:

031-007-02

Account: 4426 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 71 MCGRATH PD SEAS.

Sale Data	
Sale Date	05/18/2007
Sale Price	282,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Zoning/Use SHORELAND.....
 Topography Level

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... 99

Reference 1 B9358P133 B12163P296

Reference 2 B10380P0195

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	90%	Vacancy	167,400
0.75	Acres-Frontage 1	120,900	90,675	100%	Excess Frt	90,675
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000
0.27	Acres-Rear Land 11-20	1,860.00	502	100%		502
Total Acres 12.02					Land Total	289,577

Acpt Land	289,600	Accepted Bldg	0	Total	289,600
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Valuation Report

Account: 535 Card: 1 of 1

Location: 117 TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 03/01/1998
 Sale Price 74,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5568P248
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	186,000	143,954 100%		143,954
Total Acres 0.46				Land Total	143,954

Dwelling Description

Replacement Cost New

Other	One Story	616 Sqft	Grade D 100	Base	45,812
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,244
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,587
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	TYPICAL	Above Average	Typical	35,981			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		78%	100%	100%			
Value(Rcnd)						28,065			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1960	112	D 100	627	Avq.	60%	100%	100%	376
Wood Deck	1980	120	C 100	1,008	Avq.	85%	100%	100%	857
Wood Deck	1960	120	C 100	1,008	Avq.	55%	100%	100%	554
616 SFLA									
Outbuilding Total						1,787			

Acpt Land 144,000 **Accepted Bldg** 29,900 **Total** 173,900

Valuation Report

Account: 17 Card: 1 of 1

Location: 115 TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/15/2012
 Sale Price 185,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11040P197
 Reference 2
 Tran/Land/Bldg 2 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	186,000	143,954	100%		143,954
Total Acres 0.46						143,954

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	832 Sqft	Grade C 110	Base	108,680
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,453
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	95,227
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						92,370
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	2002	24	C 100	202	Avq.	97%	100%	100%	196
Wood Deck	1984	230	C 100	1,932	Avq.	85%	100%	100%	1,642
Wood Deck	1970	144	C 100	1,210	Avq.	70%	100%	100%	847
Frame Shed	1990	96	C 100	672	Avq.	92%	100%	100%	618
1,456 SFLA									
Outbuilding Total									3,303

Acpt Land 144,000 **Accepted Bldg** 95,700 **Total** 239,700

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2921P20
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	186,000	143,954	100%		143,954
Total Acres 0.46						143,954

Dwelling Description				Replacement Cost New		
Other	One Story	576 Sqft	Grade D 100	Base		43,841
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,774
Rooms	4	HEARTH	ONE HEARTH	HEARTH		672
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-645
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1952	0	TYPICAL	TYPICAL	Average	Typical	35,320			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	100%	100%	24,724				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1952	192	D 100	4,413	Avg.	70%	100%	100%	3,089
Frame Shed	1970	96	C 100	672	Avg.	70%	100%	100%	470
576 SFLA									
Outbuilding Total									3,559

Acpt Land 144,000 **Accepted Bldg** 28,300 **Total** 172,300

Oakland
 Name: ENGLER, DIANE K.

Valuation Report

07/15/2016

Page 3359

Map/Lot: 031-011

Account: 1063 Card: 1 of 1

Location: 107 TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3025P168
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	186,000	123,624 100%		123,624
Total Acres 0.29				Land Total	123,624

Dwelling Description

Replacement Cost New

Other	One Story	744 Sqft	Grade D 105	Base	60,199
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,187
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,281
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,764
Insulation	None			Insulation	-875
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Typical	48,620
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	100%	100%	34,034	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1952	160	D 105	3,881	Avq.	70%	100%	100%	2,717
ONE STORY FRAME	1952	104	D 100	4,309	Avq.	70%	100%	100%	3,016
Wood Deck	1985	96	C 100	806	Avq.	80%	100%	100%	645
Frame Garage	1965	240	D 100	2,688	Avq.	60%	100%	100%	1,613
848 SFLA									7,991
Outbuilding Total									7,991

Acpt Land 123,600 **Accepted Bldg** 42,000 **Total** 165,600

Oakland
 Name: PULLEN, MARGO A.

Valuation Report

07/15/2016

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Map/Lot: 031-012

Account: 233 Card: 1 of 1

Location: 103 TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5442P121JT
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 09/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	186,000	138,590 100%		138,590
Total Acres 0.41				Land Total	138,590

Dwelling Description

Replacement Cost New

Other	One Story	576 Sqft	Grade D 100	Base	43,841
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,419
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-645
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	34,003
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		72%	100% 100%	24,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1956	128	D 100	1,546	Avq.	72%	100%	100%	1,113
Frame Shed	1970	72	D 100	403	Avq.	70%	100%	100%	282
Frame Shed	1959	64	D 100	358	Avq.	50%	100%	100%	179
Wood Deck	1977	64	C 100	538	Avq.	80%	100%	100%	430
Wood Deck	1970	448	C 100	3,763	Avq.	70%	100%	100%	2,634
576 SFLA									4,638
Outbuilding Total									4,638

Acpt Land	138,600	Accepted Bldg	29,100	Total	167,700
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Oakland
 Name: HUTCHINSON, RAYMOND B. & DEBRA G.
 % CHARLES PULLEN
 Account: 995 Card: 1 of 1

Valuation Report

07/15/2016
 Page 3361
 Map/Lot: 031-013
 Location: 99 TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 02/01/2001
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6417P298
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	186,000	160,529	100%		160,529
Total Acres 0.64						160,529

Dwelling Description

Replacement Cost New

Other	One Story	646 Sqft	Grade C 100	Base	59,114
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,496
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,391
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-904
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	TYPICAL	TYPICAL	Good	Typical	46,163			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Value(Rcnld)						38,315			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2004	117	D 100	4,848	Avq.	97%	100%	100%	4,703
Wood Deck	1985	160	C 100	1,344	Avq.	89%	100%	100%	1,196
Frame Shed	2000	140	C 100	980	Avq.	97%	100%	100%	951
ONE STORY FRAME	2004	480	C 100	24,864	Avq.	97%	100%	100%	24,118
1,243 SFLA									
Outbuilding Total									30,968

Acpt Land	160,500	Accepted Bldg	69,300	Total	229,800
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Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/02/2012
 Sale Price 168,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11126P170
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	186,000	132,768	100%		132,768
Total Acres 0.36						132,768

Dwelling Description

Replacement Cost New

Other	One Story	910 Sqft	Grade D 100	Base	60,301
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-2,803
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,019
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Above Average	Typical	46,449			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1958	168	D 100	3,875	Avq+	84%	100%	100%	3,255
Wood Deck	2000	70	C 100	588	Avq.	97%	100%	100%	570
910 SFLA						Outbuilding Total			3,825
Acpt Land		132,800		Accepted Bldg		42,800		Total	175,600

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 07/15/2014
Sale Price 150,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11739P146
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	186,000	143,954	100%		143,954
Total Acres 0.46						143,954

Dwelling Description

Replacement Cost New

Other	One Story	884 Sqft	Grade D 100	Base	59,020
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,396
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,723
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-990
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	0	TYPICAL	TYPICAL	Above Average	Typical	44,911			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
Value(Rcnld)						34,581			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1958	192	D 100	2,262	Avq+	77%	100%	100%	1,742
Frame Shed	2014	80	C 100	560	Avq.	97%	100%	100%	543
884 SFLA									
Outbuilding Total									2,285
Acpt Land		144,000	Accepted Bldg		36,900	Total		180,900	

Valuation Report

Account: 2837 Card: 1 of 1

Location: 79 TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 04/17/2003
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7365P300
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	186,000	143,954 95%	Vacancy	136,756
Total Acres 0.46				Land Total	136,756

Dwelling Description

Replacement Cost New

Other	One Story	460 Sqft	Grade B 100	Base	62,220
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,655
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,091
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	2004	GOOD	GOOD	Average	Typical	53,162			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		97%	100% 100%	51,567			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2003								1,500
Wood Deck	2004	20	C 100	168	Avq.	97%	100%	100%	163
Frame Shed	2014	80	C 100	560	Avq.	97%	100%	100%	543
460 SFLA									
Outbuilding Total									2,206
Acpt Land		136,800	Accepted Bldg		53,800	Total			190,600

Oakland
 Name: LEHTO, GLENN A.

Valuation Report

07/15/2016

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Map/Lot: 031-017

Account: 1916 Card: 1 of 1

Location: 73 TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2752P03
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	186,000	171,358 100%		171,358
Total Acres 0.78				Land Total	171,358

Dwelling Description

Replacement Cost New

Log	One Story	816 Sqft	Grade C 100	Base	69,586
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-7,997
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,011
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,295
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Average	Typical	67,895			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	58,390			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	204	C 100	1,714	Avq.	86%	100%	100%	1,474
Open Frame Porch	1980	192	C 100	2,828	Avq.	86%	100%	100%	2,432
Frame Garage	1980	720	C 100	10,080	Avq.	85%	100%	100%	8,568
816 SFLA						Outbuilding Total			12,474

Acpt Land 171,400 **Accepted Bldg** 70,900 **Total** 242,300

Valuation Report

Account: 1949 Card: 1 of 1

Location: 52 TRANQUILITY TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/06/2007
 Sale Price 300,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9454P203

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%		6,000
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
9.11	Acres-Rear Land 11-20	720.00	6,559	100%		6,559
Total Acres 21.11						72,559

Dwelling Description				Replacement Cost New		
Garrison	Two Story	999 Sqft	Grade B 100	Base		158,353
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt		3,584
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,302
Rooms	9	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	1	Plumbing		6,451
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,688
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1985	0	TYPICAL	TYPICAL	Average	Typical	177,378	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		89%	94%	100%	148,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	576	B 100	45,416	Avq.	89%	94%	100%	37,995
Frame Bay Window	1985	10	B 100	664	Avq.	89%	94%	100%	556
Frame Bay Window	1985	10	B 100	664	Avq.	89%	94%	100%	556
Wood Deck	1985	56	B 100	602	Avq.	89%	100%	100%	536
Wood Deck	1985	276	B 100	2,968	Avq.	89%	100%	100%	2,642
Frame Garage	1985	1156	C 100	16,184	Avq.	89%	100%	100%	14,404
2,594 SFLA									
Outbuilding Total									56,689

Acpt Land 72,600 **Accepted Bldg** 205,100 **Total** 277,700

Oakland
 Name: FLEWELLING, RUSSELL D.

Valuation Report

07/15/2016

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Map/Lot:

031-018-01

Account: 4274 Card: 1 of 1

Location: 4 TRANQUILITY TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 02/28/2005
 Sale Price: 33,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B8319P262

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
4.00	Acres-Rear Land 1-10	2,400.00	9,600	100%		9,600
Total Acres 5.00			Land Total			45,600

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 110	Base	171,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,994
Rooms	6	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	2	Plumbing	10,644
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,987
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	191,569
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	97% 100%	180,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	896	B 100	20,873	Avq.	97%	100%	100%	20,247
1 Story/BASEMENT	2006	160	B 110	13,877	Avq.	97%	97%	100%	13,057
Open Frame Porch	2006	64	B 110	1,459	Avq.	97%	100%	100%	1,415
1.50 ST GARAGE..	2006	672	B 110	17,220	Avq.	97%	100%	100%	16,703
Wood Deck	2007	466	B 110	5,512	Avq.	97%	100%	100%	5,347
Wood Deck	2007	60	B 110	710	Avq.	97%	100%	100%	689
Frame Shed	2008	144	B 100	1,291	Avq.	97%	100%	100%	1,252
Carport/Canopy	2008	48	B 100	386	Avq.	97%	100%	100%	374
Outbuilding Total									59,084

Acpt Land 45,600 **Accepted Bldg** 239,300 **Total** 284,900

Valuation Report

Map/Lot:

031-018-02

Account: 4398 Card: 1 of 1

Location:

7 TRANQUILITY TRAIL

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data	
Sale Date	02/13/2007
Sale Price	18,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B9508P304

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
3.52	Acres-Rear Land 1-10	2,400.00	8,448	100%		8,448
Total Acres 4.52			Land Total			44,448

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,040 Sqft	Grade C 100	Base	125,076
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-8,008
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	112,868
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
Overbuilt	None	97%	87%	100%	95,249	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Open Frame Porch	2007	320	C 100	4,620	Avq-	96%	100%	100%	4,435	
Wood Deck	2007	252	C 100	2,117	Avq.	97%	100%	100%	2,053	
1S AD/GAR.....	2007	1008	C 100	74,794	Avq.	97%	87%	100%	63,119	
Frame Shed	2009	48	C 100	336	Avq.	97%	100%	100%	326	
Frame Shed	2008	240	D 100	1,344	Avq.	97%	100%	100%	1,304	
Open Frame Porch	2009			----- S O U N D V A L U E -----						500
1.75 ST GARAGE..	2011	408	B 100	10,235	Avq.	97%	100%	100%	9,928	
Wood Deck	2011	168	C 100	1,411	Avq.	97%	100%	100%	1,369	
Encl Frame Porch	2011	228	B 100	8,351	Avq.	97%	100%	100%	8,100	
Frame Shed	2011	240	C 100	1,680	Avq.	97%	50%	100%	815	
3,088 SFLA										
Outbuilding Total									91,949	

Acpt Land

44,400

Accepted Bldg

187,200

Total

231,600

Oakland
 Name: GRENIER, JASON M.

Valuation Report

07/15/2016

Page 3369

Map/Lot:

031-018-03

Location:

TRANQUILITY TRAIL

Account: 4399 Card: 1 of 1

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Private

Sale Data
 Sale Date 05/12/2014
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11684P174
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
7.61	Acres-Rear Land 1-10	2,400.00	18,264	100%		18,264
Total Acres 8.61					Land Total	47,064
Acpt Land		47,100	Accepted Bldg		0	Total
						47,100

Oakland
 Name: JASON M. GRENIER, TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

031-018-04

Account: 3508 Card: 1 of 1

Location:

TRANQUILITY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities
 Street Private

Reference 1 B11739P101
 Reference 2
 Tran/Land/Bldg 1 5 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.26	Acres-Homesite (Fract)	186,000	119,249	90%	Vacancy	0	
0.26	Acres-Homesite (Fract)	2,400.00	18,264	70%	Restrictio	75,127	
Total Acres 0.26					Land Total	75,127	
Acpt Land		75,100	Accepted Bldg		0	Total	75,100

Valuation Report

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2912P258
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
4.05	Acres-Rear Land 1-10	2,400.00	9,720	100%		9,720
Total Acres 5.05			Land Total			45,720

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	924 Sqft	Grade D 110	Base	87,217
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,415
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,005
Rooms	9	HEARTHES	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1960	TYPICAL	TYPICAL	Fair	Typical	88,655
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
LAYOUT.....	None	50%	91%	100%	40,338	
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	1820	551	D 110	25,117	Fair	11,428
Finished Attic	1820	551	D 110	8,485	Fair	3,860
Encl Frame Porch	1955	138	D 110	3,524	Fair	1,674
Frame Shed	1820	285	D 100	1,596	Avq.	1,037
Frame Garage	1960	400	D 100	4,480	Avq.	3,315
2,213 SFLA						21,314
Outbuilding Total						21,314

Acpt Land	45,700	Accepted Bldg	61,700	Total	107,400
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Oakland
 Name: GRADIE, RICHARD W.

Valuation Report

07/15/2016

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Map/Lot: 031-020

Account: 48 Card: 1 of 1

Location: 500 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1924P80
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.70	Acres-Rear Land 1-10	2,400.00	4,080	100%		4,080
Total Acres 2.70			Land Total			40,080

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,484
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1976	0	TYPICAL	TYPICAL	Average	Typical	83,897				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		84%	100% 100%	70,473				
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Frame Garage	1970	462	D 100	5,174	Fair	40%	100%	100%	2,070	
Frame Shed	1995	48	C 100	336	Avq.	95%	100%	100%	319	
1,008 SFLA									Outbuilding Total	2,389

Acpt Land 40,100 **Accepted Bldg** 72,900 **Total** 113,000

Valuation Report

Map/Lot: 031-021

Account: 52 Card: 1 of 1

Location: 510 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8955P053
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 06/23/2006
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.10	Acres-Rear Land 1-10	2,400.00	2,640	100%		2,640
Total Acres 2.10			Land Total			38,640

Dwelling Description

Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 110	Base	102,564
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,252
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2007	GOOD	GOOD	Poor	Typical	105,816
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	84,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	64	C 110	2,125	Poor	80%	100%	100%	1,700
Frame Garage	1987	576	C 100	8,064	Avq.	90%	100%	100%	7,258
Frame Shed	1974	144	D 100	806	Avq.	82%	100%	100%	661
1,200 SFLA									
Outbuilding Total									9,619

Acpt Land 38,600 **Accepted Bldg** 94,300 **Total** 132,900

Oakland
 Name: GODIN, ROBERT L.

Valuation Report

07/15/2016

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Map/Lot: 031-022

Account: 25 Card: 1 of 1

Location: 131 GODOWN TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1195P77
 Reference 2 B9919P312 TC
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.30	Acres-Homesite (Fract)	186,000	125,015	100%		125,015	
Total Acres 0.30						Land Total	125,015

Dwelling Description

Replacement Cost New

Other	One Story	500 Sqft	Grade D 100	Base	38,091
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,100
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,344
Attic	1/4 Finished			Attic	2,374
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	33,829
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value(Rcnld)
						26,387

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	88	D 100	3,647	Avq+	78%	100%	100%	2,845
Wood Deck	1960	140	C 100	1,176	Avq.	70%	100%	100%	823
Frame Shed	1995	120	C 100	840	Avq.	95%	100%	100%	798
ONE STORY FRAME	1999	56	D 110	2,552	Avq.	97%	100%	100%	2,475
Wood Deck	999	56	D 100	377	Avq.	65%	100%	100%	245
644 SFLA									
Outbuilding Total									7,186

Acpt Land 125,000 **Accepted Bldg** 33,600 **Total** 158,600

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5156P165
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
0.28	Acres-Rear Land 1-10	3,100.00	868	100%		868
Total Acres 1.03			Land Total			170,022

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,104 Sqft	Grade C 110	Base	97,980
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	938 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,445
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,992
Rooms	9	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1990	Renovated 1994	Kitchens TYPICAL	Baths TYPICAL	Condition Average	Layout Typical	Total
None	None	None	None	92%	100%	109,584
Functional Obsolescence						Value(Rcnld)
Economic Obsolescence						Value(Rcnld)

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	100	C 110	5,698	Avq.	92%	100%	100%	5,242
Encl Frame Porch	1994	140	C 110	4,466	Avq.	92%	100%	100%	4,109
Frame Garage	1994	576	C 110	8,870	Avq.	92%	100%	100%	8,160
Wood Deck	1994	288	C 100	2,419	Avq.	94%	100%	100%	2,274
Wood Deck	1994	59	C 100	496	Avq.	94%	100%	100%	466
Patio	1994	224	C 100	627	Avq.	94%	100%	100%	589
Frame Garage	2005	784	B 100	14,049	Avq.	97%	100%	100%	13,628
1,204 SFLA						Outbuilding Total			34,468

Acpt Land	170,000	Accepted Bldg	144,100	Total	314,100
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Account: 3037 Card: 1 of 1

Map/Lot: 031-024
 Location: 227 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1995
 Sale Price 71,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4938P325
 Reference 2 B11987P71
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.57	Acres-Homesite (Fract)	186,000	154,508	100%		154,508	
Total Acres 0.57						Land Total	154,508

Dwelling Description

Replacement Cost New

Other	One Story	572 Sqft	Grade C 100	Base	54,555
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,003
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-801
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1941	0	TYPICAL	TYPICAL	Average	Typical	42,343			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	27,523			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1941	128	C 100	3,724	Avq.	65%	100%	100%	2,421
Frame Shed	2001	80	C 100	560	Avq.	97%	100%	100%	543
572 SFLA						Outbuilding Total			2,964

Acpt Land 154,500 **Accepted Bldg** 30,500 **Total** 185,000

Oakland
 Name: FROST, WENDY Y.

Valuation Report

07/15/2016

Page 3377

Map/Lot: 031-025

Account: 2980 Card: 1 of 1

Location: 225 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2470P79
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	186,000	116,140 100%		116,140
Total Acres 0.24				Land Total	116,140

Dwelling Description

Replacement Cost New

Other	One Story	560 Sqft	Grade D 100	Base	43,053
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,586
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,352
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-627
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	OLD TYPE	Old Type	Average	Typical	33,488			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		66%	100%	100%	22,102		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1945	128	D 100	1,546	Avg.	66%	100%	100%	1,020
Frame Shed	1945					----- S O U N D V A L U E -----			100
560 SFLA						Outbuilding Total			1,120

Acpt Land 116,100 **Accepted Bldg** 23,200 **Total** 139,300

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1603P68
 Reference 2 B9919P312
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 12 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%	Excess Frt	6,000
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000
8.00	Acres-Rear Land 11-20	720.00	5,760	100%		5,760
Total Acres 20.00			Land Total			71,760

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	625 Sqft	Grade C 100	Base	80,948
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-6,125
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	TWO HEARTH	HEARTH	1,680
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1917	1975	TYPICAL	TYPICAL	Average	Typical	78,183			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	98%	100%	49,803				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1917	396	C 100	20,513	Avq.	65%	98%	100%	13,066
1 Story/BASEMENT	1917	300	C 100	18,480	Avq.	65%	98%	100%	11,772
Finished Attic	1917	300	C 100	5,250	Avq.	65%	98%	100%	3,345
Open Frame Porch	1917	24	C 100	476	Avq.	65%	100%	100%	309
1.50 ST BARN....	1917	600	C 100	11,760	Avq.	55%	60%	100%	3,881
Frame Garage	1960	208	D 100	2,330	Avq.	65%	100%	100%	1,514
Frame Shed	1960	192	D 100	1,075	Avq.	55%	100%	100%	591
1,940 SFLA				----- SOUND VALUE -----					100
Outbuilding Total								34,578	

Acpt Land 71,800 **Accepted Bldg** 84,400 **Total** 156,200

Valuation Report

Map/Lot: 031-027

Account: 394 Card: 1 of 1

Location: 222 CAMP TRACY MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B7065P308 B12163P297
Reference 2 B7115P030
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Sale Data
Sale Date 08/30/2002
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	186,000	157,146	100%		157,146
Total Acres 0.60						Land Total 157,146

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,020 Sqft	Grade B 100	Base	136,701
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,709
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	1,371
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	2003	GOOD	GOOD	Good	Typical	133,502
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						125,599
None						
Phys. %						125,599
96%						
Func. %						125,599
98%						
Econ. %						125,599
100%						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2003	326	B 100	21,615	Avq.	97%	98%	100%	20,548
ONE STORY FRAME	2003	100	B 100	6,630	Avq.	97%	98%	100%	6,302
Wood Deck	2003	244	B 100	2,624	Avq.	97%	100%	100%	2,545
1/2S AD/GAR.....	2003	1080	B 100	53,222	Avq.	97%	100%	100%	51,625
Frame Shed	2003	216	B 100	1,935	Avq.	97%	100%	100%	1,877
Carport/Canopy	2006	300	B 100	2,419	Avq.	97%	100%	100%	2,346
1,956 SFLA									Outbuilding Total 85,243

Acpt Land 157,100 **Accepted Bldg** 210,800 **Total** 367,900

Valuation Report

Account: 2763 Card: 1 of 1

Location: 223 CAMP TRACY MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/05/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Related Parties

Reference 1 B7774P268

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	186,000	137,465 100%		137,465
Total Acres 0.40				Land Total	137,465

Dwelling Description

Replacement Cost New

Conventional	One Story	1,380 Sqft	Grade B 110	Base	146,894
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,788
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,360
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	158,956
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	154,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	400	B 110	8,082	Avq.	97%	100%	100%	7,840
1.50 ST GARAGE..	2003	900	B 110	23,064	Avq.	97%	100%	100%	22,372
Patio	2004	440	C 100	1,232	Avq.	97%	100%	100%	1,195
Wood Deck	2005	40	B 100	430	Avq.	97%	100%	100%	417
1,380 SFLA									
Outbuilding Total									31,824

Acpt Land 137,500 **Accepted Bldg** 186,000 **Total** 323,500

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7383P175

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) 48 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000	
1.00	Acres-Frontage 1	120,900	120,900	100%		120,900	
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000	
10.00	Acres-Rear Land 11-20	1,860.00	18,600	100%		18,600	
12.90	REAR2-Rear 21+	1,550.00	19,995	100%		19,995	
Total Acres 34.90						Land Total	376,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CAMP AUDITORIUM.	1960	2160	D 100	44,666	Good	65%	100%	100%	29,033
Carport/Canopy	1960	448	D 100	2,258	Avg-	50%	100%	100%	1,129
Frame Shed	1970	400	C 100	2,800	Avg.	75%	100%	100%	2,100
Frame Shed	1970	280	C 100	1,960	Avg.	75%	100%	100%	1,470
ONE STORY FRAME	1960	360	D 100	14,918	Avg.	75%	100%	100%	11,188
SHOWER ROOM.....	2005	1528	B 100	54,764	Avg.	97%	100%	100%	53,121
CAMP AUDITORIUM.	2004	960	B 100	32,757	Avg.	97%	100%	100%	31,774
Frame Shed	2006					----- S O U N D V A L U E -----			2,100
Frame Shed	2006	96	B 100	860	Avg.	97%	100%	100%	834
360 SFLA						Outbuilding Total			132,749

Acpt Land 376,500 **Accepted Bldg** 132,700 **Total** 509,200

Account: 766 Card: 2 of 6 Map/Lot: 031-029
 Location: 302 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7383P175
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CLUBHOUSE.....	2006	1536	A 100	189,952	Ava.	97%	100%	100%	184,253
BSMT FINISHED...	2006	1536	A 100	69,852	Ava.	97%	100%	100%	67,756
Wood Deck	2006	210	B 100	2,258	Ava.	97%	100%	100%	2,190
Wood Deck	2006	1104	A 100	14,837	Ava.	97%	100%	100%	14,392
Tennis Court	2006	8750	A 100	11,200	Ava.	97%	200%	100%	21,728
CANOPY GD.....	2006	600	A 100	21,571	Ava.	97%	100%	100%	20,924
SHOWER ROOM.....	2006	600	A 100	26,880	Ava.	97%	100%	100%	26,074
Open Frame Porch	2006	700	A 100	15,904	Ava.	97%	100%	100%	15,427
Frame Shed	2006	96	A 100	1,075	Ava.	97%	100%	100%	1,043
OUTDOOR THEATER	2009	523	B 100	14,059	Ava.	97%	100%	100%	13,637
360 SFLA									
						Outbuilding Total			367,424
Acpt Land			0	Accepted Bldg		367,400	Total		367,400

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7383P175

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	864 Sqft	Grade C 100	Base	79,797
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,536
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,210
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
2008	0	None	GOOD	Average	Typical			66,659		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		97%	90%	100%		58,193		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2008	120	C 100	1,820	Ava.	97%	90%	100%	1,589	
Open Frame Porch	2009	70	B 100	1,434	Ava.	97%	100%	100%	1,391	
ONE STORY FRAME	2015	576	B 100	38,191	Ava.	97%	100%	100%	37,045	
1,440 SFLA									40,025	
						Outbuilding Total			40,025	
Acpt Land			0	Accepted Bldg			98,200	Total		98,200

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7383P175
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Other	One Story	864 Sqft	Grade C 100	Base	79,797
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,536
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,210
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2008	0	None	GOOD	Average	Typical			66,659	
<u>Functional Obsolescence</u>		<u>Economic Obsolescence</u>		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		97%	90%	100%		58,193	
<u>Outbuildings/Additions/Improvements</u>									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2008	120	C 100	1.820	Ava.	97%	90%	100%	1,589
864 SFLA						Outbuilding Total			1,589
Acpt Land		0		Accepted Bldg		59,800	Total		59,800

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7383P175
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	864 Sqft	Grade C 100	Base	79,797
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,072
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,536
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,210
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
2008	0	None	GOOD	Average	97%	90%	100%			66,659
Functional Obsolescence		Economic Obsolescence								58,193
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2008	120	C 100	1.820	Ava.	97%	90%	100%	1,589	
864 SFLA									1,589	
Outbuilding Total										1,589
Acpt Land			0	Accepted Bldg			59,800	Total		59,800

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B7383P175
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Other	One Story	864 Sqft	Grade C 100	Base	79,797
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-8,467
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,536
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,210
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>							<u>Layout</u>			<u>Total</u>	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)	
2014	0	None	GOOD	Average	97%	90%	100%			67,264	
Functional Obsolescence		Economic Obsolescence								58,721	
None		None									
<u>Outbuildings/Additions/Improvements</u>							<u>Percent Good</u>			<u>Value</u>	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	2014	120	C 100	1.820	Ava.	97%	90%	100%	1,589		
864 SFLA									1,589		
Acpt Land							0	Accepted Bldg	60,300	Total	60,300

Oakland
Name: ALFOND YOUTH CENTER

Valuation Report

07/15/2016

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Map/Lot: 031-029

Account: 766

Location: 152 CAMP TRACY MEADOWS

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	376,500	132,700	509,200	376,500	132,700	509,200
2	0	367,400	367,400	0	367,400	367,400
3	0	98,200	98,200	0	98,200	98,200
4	0	59,800	59,800	0	59,800	59,800
5	0	59,800	59,800	0	59,800	59,800
6	0	60,300	60,300	0	60,300	60,300
TOTAL	376,500	778,200	1,154,700	376,500	778,200	1,154,700

Oakland
 Name: HEAVENLY HAVEN HOMEOWNERS ASSOC.

Valuation Report

07/15/2016

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Map/Lot:

031-029-1

Account: 3783 Card: 1 of 1

Location:

BIRCH MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Sale Data	
Sale Date	01/17/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B8282P130
 Reference 2 COMMON AREA
 Tran/Land/Bldg 1 5 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	186,000	172,796	30%	Restrictio	51,839
Total Acres 0.80				Land Total		51,839
Acpt Land		51,800	Accepted Bldg	0	Total	51,800

Oakland
 Name: FORSTER, ANDREW J.

Valuation Report

07/15/2016

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Map/Lot:

031-029-101

Account: 3948 Card: 1 of 1

Location:

MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Sale Data	
Sale Date	01/04/2005
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B8265P162

Reference 2

Tran/Land/Bldg 1 1 6

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 2.10						Land Total 34,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
WIND TURBINE	2008									16,000
----- S O U N D V A L U E -----										16,000
Outbuilding Total										16,000

Acpt Land 34,200 **Accepted Bldg** 16,000 **Total** 50,200

Oakland
 Name: SMITH, BRIAN D.

Valuation Report

07/15/2016

Page 3390

Map/Lot: 031-029-102

Account: 3950 Card: 1 of 1

Location: 111 BIRCH MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/19/2005
 Sale Price 260,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8653P053

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	125%	View/Envir	60,000
1.30	Acres-Rear Land 1-10	3,200.00	4,160	100%		4,160
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 2.30			Land Total			67,360

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 110	Base	160,481
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,120
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,739
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	174,254
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	165,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	216	B 110	4,455	Avq.	97%	100%	100%	4,321
1 Story/BASEMENT	2004	210	B 110	18,214	Avq.	97%	98%	100%	17,315
1.50 ST GARAGE..	2004	576	B 110	14,762	Avq.	97%	100%	100%	14,319
Frame Shed	2006	168	B 110	1,655	Avq.	97%	100%	100%	1,605
Outbuilding Total									37,560

Acpt Land 67,400 **Accepted Bldg** 203,200 **Total** 270,600

Oakland
 Name: LUONGO, PETER M.

Valuation Report

07/15/2016

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Account: 3951 Card: 1 of 1

Map/Lot: 031-029-103
 Location: 117 BIRCH MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B7885P215
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	125%	View/Envir	60,000
1.00	Acres-Rear Land 1-10	3,200.00	3,200	100%		3,200
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 2.00			Land Total			66,400

Dwelling Description				Replacement Cost New		
Cape Cod	One & 1/2 Story	676 Sqft	Grade B 110	Base		111,584
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,518
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		3,548
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Typical			118,650	
2004	0	GOOD	GOOD	Average	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Functional Obsolescence		Economic Obsolescence		97%	100%	100%		115,090	
None		None							
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	2004	72	B 110	6,244	Avq.	97%	100%	100%	6,057
Open Frame Porch	2004	276	B 110	5,638	Avq.	97%	100%	100%	5,469
Encl Frame Porch	2004	30	B 110	1,380	Avq.	97%	100%	100%	1,339
1,086 SFLA					Outbuilding Total				12,865

Acpt Land 66,400 **Accepted Bldg** 128,000 **Total** 194,400

Oakland
 Name: SARDANO, JASON

Valuation Report

07/15/2016

Page 3392

Map/Lot: 031-029-104

Account: 3954 Card: 1 of 1

Location: 125 BIRCH MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/03/2002
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6975P298

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	125%	View/Envir	60,000
1.10	Acres-Rear Land 1-10	3,200.00	3,520	100%		3,520
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 2.10			Land Total			66,720

Dwelling Description

Replacement Cost New

Ranch	One Story	1,718 Sqft	Grade B 110	Base	176,210
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	859 Sqft, Grade B	Basement Gar	None	Fin Bsmt	15,393
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,960
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,693
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
2007	0	GOOD	GOOD	Average	Typical	205,170					
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)					
None		None		97%	99% 100%	197,025					
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld	
Frame Garage	2007	728	B 110	14,350	Avq.	97%	100%	100%		13,919	
Open Frame Porch	2007	120	B 110	2,562	Avq.	97%	100%	100%		2,485	
1,718 SFLA										Outbuilding Total	16,404

Acpt Land 66,700 **Accepted Bldg** 213,400 **Total** 280,100

Oakland
 Name: HUTCHINSON, GLENN N.

Valuation Report

07/15/2016

Page 3393

Map/Lot:

031-029-105

Account: 3955 Card: 1 of 1

Location:

133 BIRCH MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/01/2000
 Sale Price 31,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6360P157

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	125%		60,000
0.40	Acres-Frontage 1	8,000.00	3,200	100%		3,200
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.40			Land Total			66,400

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,220 Sqft	Grade B 110	Base	186,223
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,407
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,104
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	205,196
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		97%	97%	100%	193,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2001	80	B 100	717	Avq.	97%	100%	100%	695
Open Frame Porch	2002	156	B 110	3,273	Avq.	97%	100%	100%	3,175
Wood Deck	2003	200	B 100	2,150	Avq.	97%	100%	100%	2,086
Wood Deck	2003	32	B 100	344	Avq.	97%	100%	100%	334
1.50 ST GARAGE..	2005	672	B 110	17,221	Avq.	97%	100%	100%	16,704
Jacuzzi #	2006	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,135 SFLA									26,389

Acpt Land

66,400

Accepted Bldg

219,500

Total

285,900

Valuation Report

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/07/2011
 Sale Price 194,250
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10854P284
 Reference 2
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.00	Acres-Rear Land 1-10	3,100.00	3,100	100%		3,100
Total Acres 2.00					Land Total	189,100

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	2,702 Sqft Masonry Trim Roof Cover	Grade A 100 194Sqft Asphalt Shingles	Base Trim Roof	297,221 1,304 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2300 Sqft, Grade A	Basement Gar	None	Fin Bsmt	51,520
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	16,100
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	4		
Baths	3	Half Baths	1	Plumbing	16,128
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,026
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	388,659
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	93% 100%	350,609

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2013	888	A 100	25,858	Avq.	97%	100%	100%	25,082
Open Frame Porch	2013	24	A 100	762	Avq.	97%	100%	100%	739
Open Frame Porch	2013	140	A 100	3,360	Avq.	97%	100%	100%	3,259
Wood Deck	2013	210	A 100	2,822	Avq.	97%	100%	100%	2,737
Open Frame Porch	2013	90	A 100	2,240	Avq.	97%	100%	100%	2,173
Frame Garage	2015	230	A 100	5,152	Avq.	97%	100%	100%	4,997
2,702 SFLA									
Outbuilding Total									38,987

Accpt Land 189,100 **Accepted Bldg** 389,600 **Total** 578,700

Oakland
 Name: BORMAN, DONALD B.

Valuation Report

07/15/2016

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Map/Lot:

031-029-109

Account: 3958 Card: 1 of 1

Location:

130 BIRCH MEADOWS

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/01/2001
 Sale Price 346,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6509P170

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.60	Acres-Rear Land 1-10	3,100.00	1,860	100%		1,860
Total Acres 1.60			Land Total			187,860

Dwelling Description

Replacement Cost New

Conventional	One Story	1,968 Sqft	Grade A 110	Base	247,366
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1868 Sqft, Grade A	Basement Gar	None	Fin Bsmt	46,028
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,535
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	4		
Baths	3	Half Baths	1	Plumbing	17,741
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,696
Insulation	Heavy			Insulation	2,425
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	325,791
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	309,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	2001	240	A 110	15,043	Avq.	97%	100%	100%	14,592
Open Frame Porch	2001	128	A 110	3,401	Avq.	97%	100%	100%	3,299
1.50 ST GARAGE..	2001	1008	A 110	32,288	Avq.	97%	100%	100%	31,319
Jacuzzi #	2001	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Wood Deck	2001	112	B 100	1,204	Avq.	97%	100%	100%	1,168
Patio	2001	361	D 100	809	Avq.	97%	100%	100%	785
Wood Deck	2001	128	C 100	1,075	Avq.	97%	100%	100%	1,043
Wood Deck	2001	384	B 100	4,129	Avq.	97%	100%	100%	4,005
1,968 SFLA						Outbuilding Total			59,606

Acpt Land

187,900

Accepted Bldg

369,300

Total

557,200

Oakland
 Name: GALLAGHER, DANA V.

Valuation Report

07/15/2016

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Map/Lot: 031-030

Account: 3013 Card: 1 of 1

Location: 303 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1283P464

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.40	Acres-Rear Land 1-10	2,000.00	800	100%		800
Total Acres 1.40			Land Total			30,800

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	720 Sqft	Grade C 100	Base	89,141
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,024
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,105
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	TYPICAL	Above Average	Typical	91,322
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	70%	100%	100%	63,925	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Shed	1960			1,232	Avq-	50%	100%	100%	300
Frame Shed	1960	220	D 100	7,526	Avq.	70%	100%	100%	616
Frame Garage	1960	672	D 100	13,986	Avq+	70%	100%	100%	5,268
ONE STORY FRAME	1930	270	C 100						9,790
1,530 SFLA									15,974

Acpt Land 30,800 **Accepted Bldg** 79,900 **Total** 110,700

Valuation Report

Map/Lot: 031-031

Account: 642 Card: 1 of 1

Location: 311 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.
Tree Growth 1973
Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/01/2001
Sale Price 26,900
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B7925P213
Reference 2
Tran/Land/Bldg 1 6 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Mixed Wood	383.00	766	100%		766
18.85	Acres-Hardwood	239.00	4,505	100%		4,505
0.32	Acres-Wasteland	50.00	16	100%		16
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.15	Acres-Rear Land 1-10	2,000.00	4,300	100%		4,300
Total Acres 24.32						39,587

Land Total

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,008 Sqft	Grade A 100	Base	169,339
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,961
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	1,693
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	187,073
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	99% 100%	179,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	216	A 100	5,062	Avq.	97%	100%	100%	4,910
Wood Deck	2004	224	A 100	3,010	Avq.	97%	100%	100%	2,920
1 Story/BASEMENT	2004	280	A 100	27,597	Avq.	97%	99%	100%	26,501
Unfinished Attic	2004	280	A 100	1,254	Avq.	97%	100%	100%	1,216
1.50 ST GARAGE..	2004	812	A 100	23,646	Avq.	97%	100%	100%	22,937
1,792 SFLA									
Outbuilding Total									58,484

Acpt Land 39,600 **Accepted Bldg** 238,100 **Total** 277,700

Oakland
 Name: GRIFFIN, THOMAS E.

Valuation Report

07/15/2016

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Map/Lot: 031-031-1

Account: 4024 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.
 Tree Growth 1973
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/01/2001
 Sale Price 43,600
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6480P240

Reference 2

Tran/Land/Bldg 1 6 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Mixed Wood	383.00	3,830	100%		3,830
37.04	Acres-Hardwood	239.00	8,853	100%		8,853
Total Acres 47.04					Land Total	12,683

Acpt Land 12,700 **Accepted Bldg** 0 **Total** 12,700

Valuation Report

Account: 4025 Card: 1 of 1

Location: 263 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 06/14/2013
 Sale Price: 193,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11417P158 JT
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.52	Acres-Frontage 1	5,000.00	2,600	100%		2,600
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
Total Acres 2.81			Land Total			35,180

Dwelling Description

Replacement Cost New

Ranch	One Story	1,884 Sqft	Grade B 100	Base	173,279
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-25,321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,942
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	GOOD	GOOD	Average	Typical	159,276			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	98% 100%	151,408			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	2001	84	B 100	1,684	Avq.	97%	100%	100%	1,633
Frame Garage	2001	528	B 100	9,461	Avq.	97%	100%	100%	9,177
Frame Shed	2003	180	B 100	1,613	Avq.	97%	100%	100%	1,565
Frame Shed	2015	288	B 110	2,839	Avq.	97%	100%	100%	2,754
1,884 SFLA						Outbuilding Total			15,129

Acpt Land 35,200 **Accepted Bldg** 166,500 **Total** 201,700

Valuation Report

Account: 4039 Card: 1 of 1

Location: 245 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/04/2014
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11708P2

Reference 2

Tran/Land/Bldg 1 6 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.48	Acres-Frontage 1	5,000.00	2,400	100%		2,400
7.00	Acres-Mixed Wood	383.00	2,681	100%		2,681
5.00	Acres-Hardwood	239.00	1,195	100%		1,195
0.50	Acres-Wasteland	50.00	25	100%		25
Total Acres 13.98						36,301

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	936 Sqft	Grade B 110	Base		151,738
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
Foundation	Concrete Slab	Basement	None	Basement		-13,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-12,108
Rooms	0	HEARTH	ONE HEARTH			
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-3,548
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Unknown			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	None	None	Average	Typical	122,244
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		40%	80% 100%	39,118
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
ONE STORY FRAME	2015	216	B 110	15,754	Avg.	5,042
Patio	2015	50	C 100	140	Avg.	136
1,854 SFLA						5,178
Outbuilding Total						5,178
Acpt Land		36,300	Accepted Bldg		44,300	Total
						80,600

Oakland
 Name: HAFFORD, DONALD

Valuation Report

07/15/2016

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Map/Lot:

031-031-2-2

Account: 4575 Card: 1 of 1

Location:

255 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B10384P297
 Reference 2
 Tran/Land/Bldg 1 6 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
5.00	Acres-Mixed Wood	383.00	1,915	100%		1,915
7.00	Acres-Hardwood	239.00	1,673	100%		1,673
3.62	Acres-Rear Land 1-10	2,000.00	7,240	100%		7,240
Total Acres 16.62						Land Total 40,828

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	960 Sqft	Grade D 100	Base		81,594
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	.....	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-11,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Gravity Warm	Cooling	0% None	Heat		-4,435
Rooms	0	HEARTH	ONE HEARTH			
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-2,016
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,613
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical		62,240
2012	0	None	None	Fair			
Functional	Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	None	95%	36%	100%	21,286	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Frame Shed	2011	128	D 100	717	Avq-	96%	50%	100%	344
Frame Shed	2011	256	D 100	1,434	Avq-	96%	50%	100%	688
Carport/Canopy	2012	160	D 100	806	Avq-	96%	100%	100%	774
1,440 SFLA	Outbuilding Total								1,806

Acpt Land 40,800 **Accepted Bldg** 23,100 **Total** 63,900

Oakland
 Name: DUDA, JESSE B.

Valuation Report

07/15/2016

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Map/Lot: 031-031-3

Account: 4026 Card: 1 of 1

Location: 279 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B11824P139
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 10/14/2014
 Sale Price 174,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Frontage 1	5,000.00	1,500	100%		1,500
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.16	Acres-Wasteland	50.00	8	100%		8
Total Acres 1.46			Land Total			31,508

Dwelling Description

Replacement Cost New

Conventional	One Story	1,600 Sqft	Grade B 100	Base	150,886
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,584
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,046
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2001	0	GOOD	GOOD	Average	Typical	164,892			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	159,945			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2009	320	B 100	3,441	Avq.	97%	100%	100%	3,338
1,600 SFLA							Outbuilding Total		3,338

Acpt Land 31,500 **Accepted Bldg** 163,300 **Total** 194,800

Oakland
 Name: NUTTER, CRYSTAL

Valuation Report

07/15/2016

Page 3403

Map/Lot: 031-031-3-1

Account: 4040 Card: 1 of 1

Location: 271 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/01/2001
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B6676P294
 Reference 2:
 Tran/Land/Bldg: 1 6 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	30,000.00	26,495	100%		26,495
4.00	Acres-Mixed Wood	383.00	1,532	100%		1,532
6.00	Acres-Hardwood	239.00	1,434	100%		1,434
Total Acres 10.78			Land Total			29,461

Dwelling Description

Replacement Cost New

Cape Cod	One Story	928 Sqft	Grade C 100	Base	76,485
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-3,573
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	8,246
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2001	0	GOOD	GOOD	Average	Typical	71,414				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		97%	100% 100%	69,272				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
2 STORY GARAGE	2004	832	B 100	22,364	Avq.	97%	95%	100%		20,608
928 SFLA							Outbuilding Total			20,608

Acpt Land 29,500 **Accepted Bldg** 89,900 **Total** 119,400

Oakland
 Name: NUTTER, DOUGLAS M.

Valuation Report

07/15/2016

Page 3404

Map/Lot:

031-031-3-2

Account: 4532 Card: 1 of 1

Location: 289 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.
 Tree Growth 1
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellPublic Sewer
 Street Paved

Reference 1 B6473P086
 Reference 2
 Tran/Land/Bldg 1 6 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
8.00	Acres-Mixed Wood	383.00	3,064	100%		3,064	
18.00	Acres-Hardwood	239.00	4,302	100%		4,302	
1.86	Acres-Wasteland	50.00	93	100%		93	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	125%	View/Envir	37,500	
Total Acres 28.86						Land Total	44,959

Dwelling Description

Replacement Cost New

Conventional	Two Story	544 Sqft	Grade B 100	Base	101,434
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,311
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,311
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	975
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	GOOD	GOOD	Average	Typical	88,862
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Incomplete	None	97%	75%	100%	64,647	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2012	310	B 100	20,555	Avq.	97%	75%	100%	14,954
ONE STORY FRAME	2012	310	B 100	20,555	Avq.	97%	75%	100%	14,954
Frame Shed	2012	552	C 100	3,864	Avq.	97%	75%	100%	2,811
Outbuilding Total									32,719

Acpt Land 45,000 **Accepted Bldg** 97,400 **Total** 142,400

Oakland
 Name: FERGUSON, GARY C.

Valuation Report

07/15/2016

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Map/Lot:

031-032

Account: 2430 Card: 1 of 1

Location:

CLEVES ISLAND

Neighborhood 71 MCGRATH PD SEAS.

Sale Data	
Sale Date	08/29/2003
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RESOURCE PROTECT
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B7613P200

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	18,000.00	10,030	90%	Vacancy	0
0.17	Acres-Homesite (Fract)	239.00	4,302	10%	Access	903
Total Acres 0.17					Land Total	903

Accpt Land

900

Accepted Bldg

0

Total

900

Valuation Report

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/21/2004
 Sale Price 338,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7806P050

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	120%	View/Envir	36,000
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
Total Acres 10.00				Land Total		54,000

Dwelling Description

Replacement Cost New

Contemporary	One Story	2,273 Sqft	Grade B 110	Base	228,833
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	2018 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	43,721
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Above Average	Typical	283,199
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	96%	100%
						244,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1984	35	B 110	888	Avq+	90%	100%	100%	799
Wood Deck	1984	1337	B 110	15,813	Avq+	90%	100%	100%	14,232
2 STORY GARAGE	1984	576	B 110	17,031	Avq+	90%	100%	100%	15,328
Frame Garage	2002	1120	B 100	20,070	Avq.	97%	90%	100%	17,521
2,273 SFLA									
Outbuilding Total									47,880

Acpt Land 54,000 **Accepted Bldg** 292,600 **Total** 346,600

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/04/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7116P289

Reference 2

Tran/Land/Bldg 1 5 7

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000	
0.04	Acres-Frontage 1	120,900	4,836	100%	Excess Frt	4,836	
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000	
8.46	Acres-Rear Land 11-20	1,860.00	15,736	100%		15,736	
Total Acres 19.50						Land Total	237,572

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	896 Sqft	Grade B 100	Base	123,991
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1104 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,784
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,239
Rooms	10	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	6	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	8,602
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,204
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	GOOD	GOOD	Average	Typical	158,895	
Functional Obsolescence						Value(Rcnld)	
None		None		93%	96%	100%	141,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	1992	576	B 100	10,322	Avq.	93%	100%	100%	9,599
1.5 Story/BSMT	1992	576	B 100	56,875	Avq.	93%	96%	100%	50,778
Open Frame Porch	1992	168	B 100	3,189	Avq.	93%	100%	100%	2,966
Wood Deck	1992	64	C 100	538	Avq.	93%	100%	100%	500
Patio	2014	434	C 100	1,215	Avq.	97%	100%	100%	1,179
Wood Deck	2014	392	C 100	3,293	Avq.	97%	100%	100%	3,194
Outbuilding Total									68,216

Acpt Land 237,600 **Accepted Bldg** 210,100 **Total** 447,700

Oakland
 Name: PLUMMER, ROBERT K.

Valuation Report

07/15/2016

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Map/Lot: 032-002

Account: 103 Card: 1 of 1

Location: 221 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2824P195
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	186,000	139,696	100%		139,696
0.19	Acres-Rear Land 1-10	3,100.00	589	100%		589
Total Acres 0.61			Land Total			140,285

Dwelling Description

Replacement Cost New

Other	Two Story	452 Sqft	Grade D 105	Base	56,454
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-5,581
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,987
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,764
Insulation	None			Insulation	-1,063
Unfin. Living Area	50%			Unfinished	-3,189

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	TYPICAL	Average	Typical	44,398
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	28,859	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	152	D 105	6,614	Avq.	65%	100%	100%	4,299
Encl Frame Porch	1940	128	D 105	3,128	Avq.	65%	100%	100%	2,033
Frame Garage	1940	416	E 100	2,912	Poor	45%	100%	100%	1,310
604 SFLA									
Outbuilding Total									7,642

Acpt Land 140,300 **Accepted Bldg** 36,500 **Total** 176,800

Oakland
 Name: LANGLEY, JOHN F.

Valuation Report

07/15/2016

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Map/Lot: 032-003

Account: 1280 Card: 1 of 2

Location: 217 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B7019P278
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.48	Acres-Homesite (Fract)	186,000	145,990 100%		145,990	
Total Acres 0.48				Land Total	145,990	

Dwelling Description				Replacement Cost New		
Other	One Story	578 Sqft	Grade C 100	Base	54,925	
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Piers	Basement	None	Basement	-8,497	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Not Heated	Cooling	0% None	Heat	-3,034	
Rooms	3	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	2,520	
Attic	None			Attic	0	
FirePlaces	1			Fireplace	2,100	
Insulation	None			Insulation	-809	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1941	0	TYPICAL	TYPICAL	Above Average	Typical	47,205			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	33,043		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1941	144	C 100	4,172	Avq+	70%	100%	100%	2,920
ONE STORY FRAME	2001	266	C 100	13,779	Avq.	97%	100%	100%	13,366
Wood Deck	2001	546	C 100	4,586	Avq.	97%	100%	100%	4,448
844 SFLA									
Outbuilding Total									20,734

Acpt Land 146,000 **Accepted Bldg** 53,800 **Total** 199,800

Oakland
 Name: LANGLEY, JOHN F.

Valuation Report

07/15/2016

Page 3410

Map/Lot: 032-003

Account: 1280 Card: 2 of 2

Location: 218 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B7019P278

Reference 2

Tran/Land/Bldg 1 0 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
2S Frame Garage	2015	704	A 100	23,654	Ava.	97%	100%	100%	22,944	
844 SFLA									22,944	
Accpt Land						Accepted Bldg		22,900	Total	22,900

Oakland
Name: LANGLEY, JOHN F.

Valuation Report

07/15/2016

Page 3411

Map/Lot:

032-003

Account: 1280

Location:

218 TILTON POINT TRAIL

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	146,000	53,800	199,800	146,000	53,800	199,800
2	0	22,900	22,900	0	22,900	22,900
TOTAL	146,000	76,700	222,700	146,000	76,700	222,700

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9687P245
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 02/28/2008
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.40	Acres-Frontage 1	120,900	48,360	100%	Excess Frt	48,360
0.10	Acres-Rear Land 1-10	3,100.00	310	100%		310
Total Acres 1.50						Land Total 234,670

Dwelling Description

Replacement Cost New

Other	One Story	624 Sqft	Grade C 100	Base	57,758
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,173
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,276
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	6,118
FirePlaces	1			Fireplace	2,100
Insulation	None			Insulation	-874
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	None	TYPICAL	Good	Typical	52,653			
Functional Obsolescence			Economic Obsolescence	Phys. %	Func. % Econ. %	Value(Rcnld)			
None			None	75%	90% 100%	35,541			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1945	448	C 100	6,412	Good	75%	90%	100%	4,328
Frame Shed	2005	96	C 100	672	Avq.	97%	100%	100%	652
624 SFLA	Outbuilding Total								4,980

Acpt Land 234,700 **Accepted Bldg** 40,500 **Total** 275,200

Valuation Report

Account: 241 Card: 2 of 2

Location: 211 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 02/28/2008
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4851P226

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	Two Story	1,017 Sqft	Grade B 110	Base	173,115
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	1	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,005
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	183,399			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	96%	100%	170,781				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	144	B 110	1,704	Avg.	97%	100%	100%	1,653
1 Storr/BASEMENT	2007	244	B 110	21,162	Avg.	97%	96%	100%	19,706
Patio	2007	71	C 100	199	Avg.	97%	100%	100%	193
Jacuzzi #	2007	1	C 100	3,500	Avg.	97%	75%	100%	2,546
2,278 SFLA						Outbuilding Total			24,098
Acpt Land		0	Accepted Bldg		194,900	Total		194,900	

Oakland
Name: PULLEN, WILLIAM E.

Valuation Report

07/15/2016

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Map/Lot:

032-004

Account: 241

Location:

211 TILTON POINT TRAIL

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	234,700	40,500	275,200	234,700	40,500	275,200
2	0	194,900	194,900	0	194,900	194,900
TOTAL	234,700	235,400	470,100	234,700	235,400	470,100

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/02/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10554P312
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	186,000	105,622 100%		105,622
Total Acres 0.18				Land Total	105,622

Dwelling Description

Replacement Cost New

Other	One Story	456 Sqft	Grade D 110	Base	45,892
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,107
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-562
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Average	Typical	37,324			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		65%	100%	100%			
Value(Rcnd)						24,261			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1940	216	D 110	2,785	Avq.	65%	100%	100%	1,810
Open Frame Porch	1940	36	D 110	567	Avq.	65%	100%	100%	369
Frame Shed	1940			---- S O U N D V A L U E ----				100	
Frame Shed	1940			---- S O U N D V A L U E ----				100	
ONE STORY FRAME	2012	64	C 100	3,315	Avq.	97%	100%	100%	3,216
520 SFLA									Outbuilding Total
									5,595
Acpt Land		105,600		Accepted Bldg		29,900		Total	135,500

Valuation Report

Account: 997 Card: 1 of 1

Location: 110 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/Lake
 Street Private

Sale Data
 Sale Date 06/06/2012
 Sale Price 120,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11059P294 JT
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	186,000	137.465 100%		137,465
0.63	Acres-Rear Land 1-10	3,100.00	1.953 100%		1,953
Total Acres 1.03			Land Total		139,418

Dwelling Description

Replacement Cost New

Other	One Story	440 Sqft	Grade D 100	Base	40,853
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,174
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,848
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-493
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	OLD TYPE	Obsolete	Below Average	Typical	31,322
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		61%	98%	100%
						18,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1945	224	D 100	2,621	Avq-	61%	100%	100%	1,599	
Frame Shed	1945			----- S O U N D V A L U E -----						100
Frame Shed	2012	180	B 100	1,613	Avq.	97%	100%	100%	1,565	
Frame Shed	2014	160	B 100	1,434	Avq.	97%	100%	100%	1,391	
440 SFLA									4,655	
Outbuilding Total									4,655	

Acpt Land 139,400 **Accepted Bldg** 23,400 **Total** 162,800

Oakland
 Name: POULIN, SYLVIA, TRUSTEE

Valuation Report

07/15/2016

Page 3417

Map/Lot: 032-007

Account: 285 Card: 1 of 1

Location: 112 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3772P060 B11061P260
 Reference 2 B12196P122
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	186,000	143,954	100%		143,954
Total Acres 0.46			Land Total			143,954

Dwelling Description				Replacement Cost New		
Other	One Story	618 Sqft	Grade D 100	Base		45,911
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,268
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-2,596
Rooms	3	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,016
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-692
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1945	0	TYPICAL	TYPICAL	Above Average	Typical	37,371	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	26,160

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1945	12	D 100	246	Avq+	70%	100%	100%	172
Wood Deck	1945								100
1/2S AD/GAR.....	2012	572	A 100	35,235	Avq.	97%	100%	100%	34,178
618 SFLA									
Outbuilding Total									34,450

Acpt Land 144,000 **Accepted Bldg** 60,600 **Total** 204,600

Oakland
 Name: POULIN, ROBERT H., TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

032-008

Account: 187 Card: 1 of 1

Location:

TILTON POINT TRAIL

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B1562P82
 Reference 2 B12196P125
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	24,000.00	16,628	80%	Vacancy	0
0.48	Acres-Homesite (Fract)	3,100.00	1,953	40%		5,321
Total Acres 0.48					Land Total	5,321
Acpt Land		5,300	Accepted Bldg		0	Total
						5,300

Oakland
 Name: MACKLIN, JOHN E.

Valuation Report

07/15/2016

Page 3419

Map/Lot: 032-010

Account: 1323 Card: 1 of 1

Location: 88 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Reference 1 B2331P61
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	186,000	137,465	100%		137,465
0.14	Acres-Rear Land 1-10	3,100.00	434	100%		434
Total Acres 0.54			Land Total			137,899

Dwelling Description

Replacement Cost New

Other	One Story	768 Sqft	Grade C 100	Base	66,629
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,150
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	68,779
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	85%	100%	100%	58,462	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1978	256	C 100	3,724	Avq.	85%	100%	100%	3,165
Frame Shed	1978			----- S O U N D V A L U E -----					400
Frame Shed	1978	48	C 100	336	Avq.	85%	100%	100%	286
768 SFLA									3,851

Acpt Land 137,900 **Accepted Bldg** 62,300 **Total** 200,200

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 04/15/2005
 Sale Price 317,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8376P310
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	186,000	105,622 100%		105,622
Total Acres 0.18				Land Total	105,622

Dwelling Description

Replacement Cost New

Ranch	One Story	780 Sqft	Grade B 100	Base	86,231
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	702 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,580
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,460
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	699
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	GOOD	GOOD	Average	Typical	104,658			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	100%	100%	99,425		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	320	B 100	3,441	Avq.	95%	100%	100%	3,269
Frame Shed	1998	96	D 100	538	Avq.	96%	100%	100%	516
Wood Deck	1999	200	C 100	1,680	Avq.	97%	100%	100%	1,630
780 SFLA						Outbuilding Total			5,415
Acpt Land		105,600	Accepted Bldg		104,800	Total			210,400

Oakland
 Name: COUTURE, RAYMOND N.

Valuation Report

07/15/2016

Page 3421

Map/Lot: 032-012

Account: 1663 Card: 1 of 1

Location: 92 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2962P007
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	186,000	105,622	100%		105,622
Total Acres 0.18						Land Total 105,622

Dwelling Description				Replacement Cost New	
Ranch	One Story	832 Sqft	Grade B 100	Base	90,331
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt	12,544
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,624
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	745
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	TYPICAL	TYPICAL	Average	Typical	108,394			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		95%	100%	100%	102,974		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1996	180	B 100	1,935	Avq.	95%	100%	100%	1,838
Patio	2004	234	C 100	655	Avq.	97%	100%	100%	635
832 SFLA						Outbuilding Total			2,473
Acpt Land		105,600	Accepted Bldg		105,400	Total			211,000

Oakland
 Name: AYER, DAVID W.

Valuation Report

07/15/2016

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Map/Lot: 032-013

Account: 1321 Card: 1 of 1

Location: 94 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/07/2014
 Sale Price 138,250
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11764P140 JT
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	186,000	166,891	100%		166,891
Total Acres 0.72				Land Total		166,891

Dwelling Description

Replacement Cost New

Conventional	Exterior	Dwelling Units	Foundation	Fin. Basement Area	Heating	Rooms	Bedrooms	Baths	Attic	FirePlaces	Insulation	Unfin. Living Area
One Story	CLAPBOARD	1 OTHER Units-0	Concrete	749 Sqft, Grade A	100% Hot Water BB	7	5	2	None	0	Full	NONE
696 Sqft	Masonry Trim	Roof Cover	Basement	Basement Gar	Cooling	HEARTH	Add Fixtures	Half Baths				
Grade A 100	None	Sheet Metal	Dry Full Bmt	None	0% None	ONE HEARTH	0	0				
Base	Trim	Roof	Basement	Fin Bsmt	Heat	HEARTH		Plumbing	Attic	Fireplace	Insulation	Unfinished
101,500	0	0	0	16,778	2,744	1,344		4,032	0	0	0	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	GOOD	GOOD	Average	Typical	126,398			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	122,606				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OPEN PORCH/BSMT	1999	192	A 100	6,257	Avq.	97%	100%	100%	6,069
Open Frame Porch	1999	50	A 100	1,344	Avq.	97%	100%	100%	1,304
Wood Deck	1999	64	A 100	860	Avq.	97%	100%	100%	834
Frame Shed	1999	120	A 100	1,344	Avq.	97%	100%	100%	1,304
696 SFLA									9,511

Acpt Land 166,900 **Accepted Bldg** 132,100 **Total** 299,000

Oakland
 Name: RAY, ROBERT A.

Valuation Report

07/15/2016

Page 3423

Map/Lot: 032-014

Account: 899 Card: 1 of 1

Location: 93 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/01/1993
 Sale Price 66,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4547P349

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	186,000	117,715	100%		117,715
0.13	Acres-Rear Land 1-10	3,100.00	403	100%		403
Total Acres 0.38			Land Total			118,118

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	576 Sqft	Grade A 100	Base	122,756
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2010	0	GOOD	GOOD	Average	Typical	126,788			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		97%	90%	100%			
Outbuildings/Additions/Improvements						Value(Rcnld)			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	210	C 100	1,764	Avq.	70%	100%	100%	1,235
Frame Shed	2010					----- S O U N D V A L U E -----			400
1 Story/BASEMENT	2010	381	A 100	37,551	Avq.	97%	100%	100%	36,424
Wood Deck	2000	256	B 100	2,752	Avq.	97%	100%	100%	2,669
Wood Deck	2013	104	B 100	1,119	Avq.	97%	100%	100%	1,085
Wood Deck	2013	72	C 100	605	Avq.	97%	100%	100%	587
1,389 SFLA						Outbuilding Total			42,400
Acpt Land		118,100	Accepted Bldg		153,100	Total			271,200

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3648P129
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.34	Acres-Homesite (Fract)	186,000	130,287 100%		130,287	
Total Acres 0.34				Land Total	130,287	

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	One & 1/2 Story CLAPBOARD 1 OTHER Units-0	984 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	169,589 0 0 0	
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0	
Fin. Basement Area	886 Sqft, Grade A	Basement Gar	None	Fin Bsmt	19,846	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	1			
Baths	3	Half Baths	1	Plumbing	12,096	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Heavy			Insulation	1,653	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	203,184
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	195,118	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2007	180	A 100	14,918	Avq.	97%	99%	100%	14,325
Open Frame Porch	2007	35	A 100	1,008	Avq.	97%	100%	100%	978
ONE STORY FRAME	2007	78	A 100	6,465	Avq.	97%	99%	100%	6,208
ONE STORY FRAME	2007	72	A 100	5,967	Avq.	97%	99%	100%	5,730
Open Frame Porch	2007	72	A 100	1,837	Avq.	97%	100%	100%	1,782
Open Frame Porch	2007	35	A 100	1,008	Avq.	97%	100%	100%	978
Patio	2007	150	B 100	538	Avq.	97%	100%	100%	522
Wood Deck	2004	168	C 100	1,411	Avq.	97%	100%	100%	1,369
Wood Deck	2007	256	A 100	3,441	Avq.	97%	100%	100%	3,338
Wood Deck	2007	60	B 100	645	Avq.	97%	100%	100%	626
1,806 SFLA									35,856

Acpt Land	130,300	Accepted Bldg	231,000	Total	361,300
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Valuation Report

Account: 878 Card: 1 of 1

Location: 85 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/01/2001
 Sale Price 0
 Sale Type
 Financing
 Verified
 Validity Validity

Reference 1 B6723P062
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	186,000	132,768 100%		132,768
Total Acres 0.36				Land Total	132,768

Dwelling Description

Replacement Cost New

Other	One Story	552 Sqft	Grade D 110	Base	51,617
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,141
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,550
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	7,410
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-680
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	OLD TYPE	TYPICAL	Above Average	Typical	50,504
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						Value(Rcnld)
						35,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1945	50	D 110	2,279	Avq+	70%	100%	100%	1,595
Encl Frame Porch	1945	168	D 110	4,263	Avq+	70%	100%	100%	2,984
Open Frame Porch	1945	40	D 110	616	Avq+	70%	100%	100%	431
Wood Deck	1988	60	C 100	504	Avq.	85%	100%	100%	428
Frame Shed	1999	48	D 100	269	Avq.	97%	100%	100%	261
602 SFLA									5,699
Outbuilding Total									5,699

Acpt Land 132,800 **Accepted Bldg** 41,100 **Total** 173,900

Valuation Report

Account: 1043 Card: 1 of 1

Location: 83 TILTON POINT TRAIL

Neighborhood 67 CAMP ROAD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B3143P337
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	24,000.00	12,700	100%		12,700
Total Acres 0.28			Land Total			12,700

Dwelling Description				Replacement Cost New		
Conventional	One Story	523 Sqft	Grade D 110	Base		43,085
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat		580
Rooms	3	HEARTH	ONE HEARTH			
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1979	0	TYPICAL	TYPICAL	Average	Typical	36,899			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	100%	100%	31,364		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2014	576	C 110	8,870	Avg.	97%	100%	100%	8,604
Frame Shed	1992	144	D 100	806	Avg.	93%	100%	100%	750
523 SFLA									
Outbuilding Total									9,354
Acpt Land		12,700		Accepted Bldg		40,700		Total	53,400

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2860P319
 Reference 2 B11401P008 JT
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	186,000	179,644	100%		179,644
0.18	Acres-Rear Land 1-10	3,100.00	558	100%		558
Total Acres 1.08			Land Total			180,202

Dwelling Description				Replacement Cost New		
Other	One Story	664 Sqft	Grade D 100	Base		52,996
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-7,809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-2,789
Rooms	4	HEARTH	ONE HEARTH	HEARTH		672
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-744
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1945	0	TYPICAL	TYPICAL	Above Average	Typical	42,326	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		70%	100%	100%	29,628

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	80	C 100	4,144	Avq.	90%	100%	100%	3,730
Wood Deck	1990	80	C 100	672	Avq.	90%	100%	100%	605
Wood Deck	1990	192	C 100	1,613	Avq.	90%	100%	100%	1,452
Frame Shed	2005	120	D 110	739	Avq.	97%	100%	100%	717
744 SFLA									
Outbuilding Total									6,504

Acpt Land	180,200	Accepted Bldg	36,100	Total	216,300
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Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/2001
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6511P065
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	186,000	144,979 100%		144,979
Total Acres 0.47				Land Total	144,979

Dwelling Description

Replacement Cost New

Other	One Story	560 Sqft	Grade D 110	Base	52,094
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,244
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,587
Rooms	3	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,990
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-690
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1947	0	OLD TYPE	Old Type	Average	Typical	47,302			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		67%	75% 100%	23,769			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1978	216	C 100	1,814	Avq.	70%	100%	100%	1,270
Frame Shed	2004	48	D 100	269	Avq.	97%	100%	100%	261
ONE STORY FRAME	2012	60	C 100	3,108	Avq.	97%	75%	100%	2,261
620 SFLA							Outbuilding Total		3,792

Acpt Land 145,000 **Accepted Bldg** 27,600 **Total** 172,600

Valuation Report

Map/Lot: 032-020

Account: 2227 Card: 1 of 1

Location: 69 TILTON POINT TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/04/2002
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7116P289
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	186,000	135,158	100%		135,158
0.37	Acres-Rear Land 1-10	3,100.00	1,147	100%		1,147
Total Acres 0.75			Land Total			136,305

Dwelling Description

Replacement Cost New

Other	One Story	768 Sqft	Grade C 100	Base	63,297
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,032
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,150
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	49,890			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	83%	100%	100%	41,409				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	12	C 100	101	Avq-	77%	100%	100%	78
768 SFLA						Outbuilding Total			78

Acpt Land 136,300 **Accepted Bldg** 41,500 **Total** 177,800

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellCesspool
 Street Private

Sale Data
 Sale Date 08/14/2013
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11484P197
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	186,000	114,521	100%		114,520
Total Acres 0.23						114,520

Dwelling Description

Replacement Cost New

Other	One Story	265 Sqft	Grade C 100	Base	35,644
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,895
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2010	0	GOOD	GOOD	Average	Typical	31,749		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		97%	100%	100%		
Value(Rcnld)						30,797		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1990	175	C 100	1,470	Avq.	92%	100%	100%
ONE STORY FRAME	2013	240	C 100	12,432	Avq.	97%	100%	100%
ONE STORY FRAME	2014	160	C 100	8,288	Avq.	97%	100%	100%
665 SFLA						Outbuilding Total		21,450

Acpt Land 114,500 **Accepted Bldg** 52,200 **Total** 166,700

Oakland
 Name: MALE, JOHN

Valuation Report

07/15/2016

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Map/Lot: 032-022

Account: 1340 Card: 1 of 1

Location: 554 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2545P185
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 18 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.00	Acres-Frontage 1	6,000.00	6,000	100%	Excess Frt	6,000
2.70	Acres-Rear Land 1-10	2,400.00	6,480	100%		6,480
Total Acres 4.70			Land Total			48,480

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	107,769
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,931
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,036
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1890	1980	TYPICAL	TYPICAL	Below Average	Typical	109,974			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	60%	98%	100%	64,665				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1940			---	SOUND	---	---	---	500
Encl Frame Porch	1945	182	C 100	5,236	Avq-	60%	100%	100%	3,142
Frame Shed	1955	132	D 100	739	Avq-	45%	100%	100%	333
ONE STORY FRAME	1920	268	C 100	13,882	Avq-	60%	98%	100%	8,162
1,906 SFLA									12,137
Acpt Land				48,500	Accepted Bldg		76,800	Total	125,300

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/01/1998
 Sale Price 55,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5748P162
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.15	Acres-Frontage 1	120,900	18,135	100%		18,135
3.29	Acres-Rear Land 1-10	3,100.00	10,199	100%		10,199
Total Acres 4.44						Land Total 214,334

Dwelling Description

Replacement Cost New

Garrison	Two Story	884 Sqft	Grade B 100	Base	141,647
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,576
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1999	0	GOOD	GOOD	Average	Typical	154,749			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	99%	100%	148,605		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1999	384	B 100	4,129	Avq.	97%	100%	100%	4,005
Frame Shed	2005	192	B 100	1,721	Avq.	97%	100%	100%	1,669
1,768 SFLA							Outbuilding Total		5,674

Acpt Land 214,300 **Accepted Bldg** 154,300 **Total** 368,600

Account: 3743 Card: 1 of 1

Map/Lot: 032-023-1
 Location: 600 TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: LevelRolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/01/1997
 Sale Price: 22,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B5325P011
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000
1.51	Acres-Rear Land 1-10	2,400.00	3,624	100%		3,624
1.00	# -COMMON AREA	2,400.00	2,400	100%		2,400
Total Acres 2.51						42,024

Dwelling Description

Replacement Cost New

Ranch	One Story	1,382 Sqft	Grade B 100	Base	133,698
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,359
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	0	GOOD	GOOD	Average	Typical	140,745			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		96%	100% 100%	135,115			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2004	192	B 100	1,721	Avq.	96%	100%	100%	1,652
Wood Deck	1999	400	B 100	4,301	Avq.	97%	100%	100%	4,172
Open Frame Porch	1999	40	B 100	896	Avq.	97%	100%	100%	869
1.50 ST GARAGE..	2006	864	B 100	20,128	Avq.	97%	100%	100%	19,524
1,382 SFLA						Outbuilding Total			26,217
Acpt Land		42,000	Accepted Bldg		161,300	Total		203,300	

Oakland
 Name: MERRYMAN, MARSHA L.

Valuation Report

07/15/2016

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Map/Lot:

032-023-2

Account: 3746 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B6110P296

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	80%	Vacancy	38,400
1.23	Acres-Rear Land 1-10	3,200.00	3,936	100%		3,936
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 2.23					Land Total	45,536

Acpt Land 45,500 **Accepted Bldg** 0 **Total** 45,500

Oakland
 Name: KNIGHT, JOHN STEPHEN

Valuation Report

07/15/2016

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Map/Lot:

032-023-3

Account: 3747 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 06/01/1998
 Sale Price 18,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5650P245

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	80%	Vacancy	38,400
0.66	Acres-Frontage 1	8,000.00	5,280	100%		5,280
0.82	Acres-Rear Land 1-10	3,200.00	2,624	100%		2,624
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 2.48					Land Total	49,504

Accpt Land 49,500 **Accepted Bldg** 0 **Total** 49,500

Oakland
 Name: BRODEUR, RANDY E.

Valuation Report

07/15/2016

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Map/Lot:

032-023-4

Account: 3744 Card: 1 of 1

Location:

30 PERRY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 03/01/2000
 Sale Price 46,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6176P071

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.89	Acres-Rear Land 1-10	3,100.00	5,859	100%		5,859
Total Acres 2.89			Land Total			191,859

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,225 Sqft	Grade B 110	Base	200,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,942
Heating	100% Hot Water BB	Cooling	100% None	Heat	8,500
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,415
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	220,946
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	91%	100%	195,029	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2003	78	B 110	1,537	Avq.	97%	100%	100%	1,491
Open Frame Porch	2003	24	B 110	669	Avq.	97%	100%	100%	649
Wood Deck	2003	192	B 110	2,271	Avq.	97%	100%	100%	2,203
1.5 Story/BSMT	2003	624	B 110	67,774	Avq.	97%	91%	100%	59,824
Frame Shed	2003	96	B 110	945	Avq.	97%	100%	100%	917
3,386 SFLA									65,084
Outbuilding Total									65,084

Acpt Land

191,900

Accepted Bldg

260,100 **Total**

452,000

Oakland
Name: DAWSON, DAVID

Valuation Report

07/15/2016

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Map/Lot:

032-023-5

Account: 3745 Card: 1 of 1

Location:

20 PERRY TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 11/01/1999
Sale Price 55,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Renovations

Reference 1 B6099P146

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.23	Acres-Frontage 1	120,900	27,807	100%		27,807
1.87	Acres-Rear Land 1-10	3,100.00	5,797	100%		5,797
Total Acres 3.10						Land Total 219,604

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,225 Sqft	Grade A 100	Base	197,142
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1036 Sqft, Grade A	Basement Gar	None	Fin Bsmt	23,206
Heating	100% Hot Water BB	Cooling	100% None	Heat	7,246
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,059
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	240,405
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	228,529
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
1 Story/BASEMENT	2002	156	A 100	15,375	Avq.	14,616
1.50 ST GARAGE..	2003	700	A 100	20,384	Avq.	19,772
Open Frame Porch	2004	216	A 100	5,062	Avq+	4,910
1,994 SFLA						Outbuilding Total 39,298

Acpt Land

219,600

Accepted Bldg

267,800

Total

487,400

Valuation Report

Account: 3990 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 03/01/2000
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6176P073 (ROAD)

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Rear Land 1-10	3,200.00	3,136	50%	Restrictio	1,568
Total Acres 0.98				Land Total		1,568
Acpt Land		1,600	Accepted Bldg		0	Total
						1,600

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1472P752

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 33 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	36,000.00	36,000	100%		36,000	
2.00	Acres-Wasteland	60.00	120	100%		120	
3.00	Acres-Frontage 1	6,000.00	18,000	73%	Excess Frt	13,140	
10.00	Acres-Rear Land 1-10	2,400.00	24,000	100%		24,000	
1.20	Acres-Rear Land 11-20	720.00	864	100%		864	
Total Acres 17.20						Land Total	74,124

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	675 Sqft	Grade C 100	Base	85,260
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-2,835
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,910
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1970	TYPICAL	TYPICAL	Above Average	Typical	87,015
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	70%	97%	100%	59,083	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	731	C 100	37,866	Avq+	70%	97%	100%	25,711
ONE STORY FRAME	1940	210	C 100	10,878	Avq+	70%	97%	100%	7,387
Encl Frame Porch	1940	324	C 100	9,212	Fair	50%	50%	100%	2,303
Frame Garage	1970	632	C 100	8,848	Avq.	80%	100%	100%	7,078
Frame Shed	1970	308	D 100	1,725	Avq.	70%	100%	100%	1,208
Frame Shed	1970			---- S O U N D V A L U E ----					200
Open Frame Porch	1940			---- S O U N D V A L U E ----					100
2,122 SFLA				Outbuilding Total					43,987

Acpt Land

74,100

Accepted Bldg

103,100

Total

177,200

Oakland
 Name: SHEIVE, DEBRA A.

Valuation Report

07/15/2016

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Map/Lot: 032-025

Account: 1152 Card: 1 of 1

Location: 66 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 11/08/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10588P098
 Reference 2 B10978P280
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	186,000	111,134	85%	Vacancy	94,464
Total Acres 0.21						94,464

Dwelling Description

Replacement Cost New

Cape Cod	One Story	624 Sqft	Grade C 100	Base	57,758
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,173
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,276
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,520
Attic	1/2 Finished			Attic	6,118
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	Obsolete	Average	Typical	48,907			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		93%	88%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1985	144	D 100	1,725	Avq.	70%	100%	100%	1,208
Frame Shed	2001	24	D 100	134	Avq.	97%	100%	100%	130
624 SFLA							Outbuilding Total		1,338

Acpt Land	94,500	Accepted Bldg	41,400	Total	135,900
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Oakland
 Name: RACKLEFF, E. JUNE DEV. OF

Valuation Report

07/15/2016

Page 3441

Map/Lot: 032-026

Account: 259 Card: 1 of 1

Location: 102 PINEWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B1461P689

Reference 2

Tran/Land/Bldg 1 5 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.28	Acres-Homesite (Fract)	186,000	122,201	90%	Vacancy	0	
0.28	Acres-Homesite (Fract)	60.00	120	80%	Restrictio	87,985	
Total Acres 0.28						Land Total	87,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Open Frame Porch	1975	156	D 100	1,859	Avg.	80%	100%	100%		1,487
Outbuilding Total										1,487

Acpt Land	88,000	Accepted Bldg	1,500	Total	89,500
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Oakland
 Name: ANICETTI, ARTHUR L.

Valuation Report

07/15/2016

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Map/Lot:

032-027

Account: 2464 Card: 1 of 1

Location:

104 PINEWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B1470P547

Reference 2

Tran/Land/Bldg 1 5 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.27	Acres-Homesite (Fract)	186,000	120,743	90%	Vacancy	0	
0.27	Acres-Homesite (Fract)	60.00	120	80%	Restrictio	86,935	
Total Acres 0.27						Land Total	86,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Func	Econ	Rcnld	
Open Frame Porch	1978	240	D 100	2,800	Avg.	80%	100%	100%		2,240
Outbuilding Total										2,240
Acpt Land		86,900	Accepted Bldg		2,200	Total				89,100

Oakland
 Name: SPAULDING, GREG

Valuation Report

07/15/2016

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Map/Lot:

032-028

Account: 1657 Card: 1 of 1

Location:

106 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 07/09/2007
 Sale Price 38,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9418P028

Reference 2

Tran/Land/Bldg 1 5 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.24	Acres-Homesite (Fract)	186,000	116,140	90%	Vacancy	0	
0.24	Acres-Homesite (Fract)	60.00	120	90%	Topograpv	0	
0.24	Acres-Homesite (Fract)	6,000.00	18,000	75%	Restrictio	70,555	
Total Acres 0.24						Land Total	70,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	0									400
----- S O U N D V A L U E -----										400
Outbuilding Total										400

Acpt Land 70,600 **Accepted Bldg** 400 **Total** 71,000

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6161P239
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	186,000	112,853	100%		112,853
Total Acres 0.22						112,853

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 100	Base	63,297
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	877 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,278
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,892
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	1993	TYPICAL	TYPICAL	Average	Typical	79,685			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		86%	100% 100%	68,529			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	724	C 100	6,082	Avg.	90%	100%	100%	5,474
GAR/SHED BSMT...	1980	264	C 100	2,218	Avg.	86%	100%	100%	1,907
768 SFLA						Outbuilding Total			7,381
Acpt Land		112,900	Accepted Bldg		75,900	Total		188,800	

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
Topography RollingBelow Street
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/24/2004
Sale Price 275,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8142P255

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	186,000	109,359 100%		109,359
Total Acres 0.20				Land Total	109,359

Dwelling Description

Replacement Cost New

Conventional	One Story	991 Sqft	Grade B 100	Base	102,868
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	743 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,315
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,126
Rooms	5	HEARTH	TWO HEARTH	HEARTH	2,150
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	1/4 Finished			Attic	6,439
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	131,124
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	100%	100%
						Value Rcnld
						125,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1997	160	B 100	5,914	Avq.	96%	100%	100%	5,677
Encl Frame Porch	1997	140	B 100	5,197	Avq.	96%	100%	100%	4,989
Wood Deck	1997	128	C 100	1,075	Avq.	96%	100%	100%	1,032
Wood Deck	1997	120	C 100	1,008	Avq.	96%	100%	100%	968
Frame Shed	1997	80	C 100	560	Avq.	96%	100%	100%	538
Frame Shed	1998	60	C 100	420	Avq.	96%	100%	100%	403
Wood Deck	1998	48	B 100	517	Avq.	96%	100%	100%	496
Wood Deck	1998	236	C 100	1,982	Avq.	96%	100%	100%	1,903
Wood Deck	1998	144	C 100	1,210	Avq.	96%	100%	100%	1,162
Frame Shed	2000	32	C 100	224	Avq.	97%	100%	100%	217
991 SFLA									
Outbuilding Total									17,385

Acpt Land	109,400	Accepted Bldg	143,300	Total	252,700
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Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9344P057
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 05/04/2007
 Sale Price 182,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	186,000	109,359 100%		109,359
Total Acres 0.20				Land Total	109,359

Dwelling Description

Replacement Cost New

Other	One Story	720 Sqft	Grade D 110	Base	61,634
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,326
Rooms	3	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1967	0	TYPICAL	TYPICAL	Average	Typical	48,846	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	38,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1967	144	D 110	1,897	Avq.	78%	100%	100%	1,480
Wood Deck	1985	102	C 100	857	Avq.	89%	100%	100%	763
Wood Deck	1985	128	C 100	1,075	Avq.	89%	100%	100%	957
Frame Shed	1967	30	D 110	185	Avq.	78%	100%	100%	144
Unfinished Attic	1967	216	D 110	533	Avq.	78%	100%	100%	416
720 SFLA									
Outbuilding Total									3,760

Acpt Land	109,400	Accepted Bldg	41,900	Total	151,300
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Oakland
 Name: WELCH, JENNIFER

Valuation Report

07/15/2016

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Map/Lot: 032-032

Account: 503 Card: 1 of 1

Location: 114 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8202P075
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 11/12/2004
 Sale Price 167,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	186,000	119,249	100%		119,249
Total Acres 0.26						119,249

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 100	Base	52,062
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,419
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	48,273			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	100%	100%			
Value(Rcnd)						39,584			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1974	192	C 100	5,516	Avg.	82%	100%	100%	4,523
576 SFLA						Outbuilding Total			4,523

Acpt Land	119,200	Accepted Bldg	44,100	Total	163,300
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Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3036P20
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	186,000	103,648	100%		103,648
Total Acres 0.17						103,648

Dwelling Description				Replacement Cost New		
Other	One Story	520 Sqft	Grade D 100	Base		39,028
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-4,368
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	3	HEARTHS	ONE HEARTH	HEARTHS		672
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	Full Finished			Attic		8,624
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1920	0	TYPICAL	TYPICAL	Average	Typical	43,956			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	100%	100%	28,571		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2011	140	D 100	941	Avg.	97%	100%	100%	913
520 SFLA									913

Acpt Land 103,600 **Accepted Bldg** 29,500 **Total** 133,100

Oakland
 Name: SOUZA, HELEN J.

Valuation Report

07/15/2016

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Map/Lot: 032-033-1

Account: 504 Card: 1 of 1

Location: 116 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5473P231
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 10/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	186,000	112,853	100%		112,853
Total Acres 0.22						112,853

Dwelling Description

Replacement Cost New

Other	Two Story	768 Sqft	Grade C 100	Base	94,946
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-7,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1974	0	TYPICAL	TYPICAL	Average	Typical	90,780				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
None		None		82%	100%	100%				
Value(Rcnd)						74,440				
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
1SFr Overhang	1974	64	C 100	3,315	Avq.	82%	100%	100%	2,718	
Wood Deck	1985	579	C 100	4,864	Avq.	90%	100%	100%	4,378	
Frame Shed	1974								300	
----- S O U N D V A L U E -----										
Outbuilding Total									7,396	
Acpt Land		112,900		Accepted Bldg		81,800		Total		194,700

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/01/2000
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6180P261
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	186,000	123,624	80%	View/Envir	98,900
Total Acres 0.29						98,900

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	320 Sqft	Grade D 110	Base	45,683
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-2,957
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1972	0	TYPICAL	TYPICAL	Average	Typical	42,726		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)		
None		None		81%	100% 100%	34,608		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1972	110	C 100	924	Avg.	81%	100%	100%
Frame Garage	1985	480	C 100	6,720	Avg.	89%	100%	100%
560 SFLA						Outbuilding Total		
								6,729

Acpt Land 98,900 **Accepted Bldg** 41,300 **Total** 140,200

Account: 2228 Card: 1 of 1

Map/Lot: 032-034-A
 Location: 111 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/01/2000
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6180P261
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	One Story	576 Sqft	Grade D 110	Base	45,814
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,322
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,951
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	38,541			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	31,218				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1980	192	C 100	1,613	Ava.	86%	100%	100%	1,387
Encl Frame Porch	1980	56	D 100	1,366	Ava.	86%	100%	100%	1,175
576 SFLA						Outbuilding Total			2,562
Acpt Land		0	Accepted Bldg		33,800	Total			33,800

Oakland
 Name: SPAULDING, GREG

Valuation Report

07/15/2016

Page 3452

Map/Lot: 032-035

Account: 506 Card: 1 of 1

Location: 107 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5059P195
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	186,000	111,134	80%	View/Envir	88,907
Total Acres 0.21						88,907

Dwelling Description

Replacement Cost New

Ranch	One Story	576 Sqft	Grade D 110	Base	45,814
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,322
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	40,492			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		81%	100%	100%			
Value(Rcnld)						32,799			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	240	C 100	2,016	Avg.	81%	100%	100%	1,633
Frame Shed	1972	80	D 100	448	Avg.	81%	100%	100%	363
576 SFLA									
Outbuilding Total						1,996			

Acpt Land 88,900 **Accepted Bldg** 34,800 **Total** 123,700

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
Topography Rolling
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 06/15/2012
Sale Price 126,225
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11071P349
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	186,000	117,715	80%	View/Envir	94,172
0.08	Acres-Rear Land 1-10	3,100.00	248	100%		248
Total Acres 0.33			Land Total			94,420

Dwelling Description

Replacement Cost New

Other	One Story	600 Sqft	Grade D 110	Base	47,050
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	42,245			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		84%	100% 100%	35,486			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2011	339	B 100	3,646	Avq.	97%	100%	100%	3,537
600 SFLA						Outbuilding Total			3,537

Acpt Land 94,400 **Accepted Bldg** 39,000 **Total** 133,400

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/27/2003
 Sale Price 85,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7486P231
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	186,000	141,858	80%	View/Envir	113,486
0.50	Acres-Rear Land 1-10	3,100.00	1,550	20%	Fract. Sha	310
Total Acres 0.94			Land Total			113,796

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	600 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof	49,526 0 0 0
Foundation	Concrete Slab	Basement	None	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Good	Typical	44,721
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		87%	100% 100%	38,907

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	144	D 110	3,671	Good	87%	100%	100%	3,194
Frame Shed	1972	96	D 100	538	Avq.	60%	100%	100%	323
Wood Deck	2005	264	C 100	2,218	Avq.	97%	100%	100%	2,151
600 SFLA									
Outbuilding Total									5,668

Acpt Land 113,800 **Accepted Bldg** 44,600 **Total** 158,400

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 01/16/2015
Sale Price 114,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11899P173
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	186,000	97,215	80%	View/Envir	77,772
0.50	Acres-Rear Land 1-10	3,100.00	1,550	20%	Fract. Sha	310
Total Acres 0.64			Land Total			78,082

Dwelling Description

Replacement Cost New

Other	One Story	600 Sqft	Grade D 110	Base	47,050
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHS	ONE HEARTH	HEARTHS	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	42,245
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		81%	100% 100%	34,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1972	96	D 110	1,306	Avq.	81%	100%	100%	1,058
Wood Deck	1987	96	C 100	806	Avq.	90%	100%	100%	725
Encl Frame Porch	1972	32	D 110	911	Avq.	81%	100%	100%	738
Frame Shed	1972	96	D 100	538	Avq.	75%	100%	100%	404
Wood Deck	2009	132	D 100	888	Avq.	97%	100%	100%	861
600 SFLA									
Outbuilding Total									3,786

Acpt Land 78,100 **Accepted Bldg** 38,000 **Total** 116,100

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 02/01/1997
 Sale Price 55,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5318P324
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	186,000	97,215	100%		97,215
0.50	Acres-Rear Land 1-10	3,100.00	1,550	20%	Fract. Sha	310
Total Acres 0.64			Land Total			97,525

Dwelling Description

Replacement Cost New

Conventional	One Story	600 Sqft	Grade D 110	Base	47,050
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,981
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Typical	44,487			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	81%	100%	100%	36,034				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	232	D 100	1,560	Avq-	40%	100%	100%	624
Frame Shed	1972	32	D 110	197	Avq.	81%	100%	100%	160
600 SFLA									784
Outbuilding Total									784

Acpt Land 97,500 **Accepted Bldg** 36,800 **Total** 134,300

Valuation Report

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/11/2014
 Sale Price 139,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11796P109
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	186,000	125,015	100%		125,015
0.50	Acres-Rear Land 1-10	3,100.00	1,550	20%	Fract. Sha	310
Total Acres 0.80			Land Total			125,325

Dwelling Description

Replacement Cost New

Conventional	One Story	600 Sqft	Grade D 110	Base	49,526
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	TYPICAL	Good	Typical	43,982
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	96%	100%	100%	42,223	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	2012	20	C 100	700	Avq.	97%	100%	100%	679
Frame Shed	2013	72	C 100	504	Avq.	97%	100%	100%	489
Wood Deck	2012	72	B 100	774	Avq.	97%	100%	100%	751
ONE STORY FRAME	2000	216	C 100	11,189	Avq.	97%	100%	100%	10,853
816 SFLA									12,772
Outbuilding Total									12,772

Acpt Land 125,300 **Accepted Bldg** 55,000 **Total** 180,300

Valuation Report

Account: 1170 Card: 1 of 1

Map/Lot: 032-041
Location: 85 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 01/31/2008
Sale Price 151,355
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9631P060
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	186,000	103,648	100%		103,648
0.50	Acres-Rear Land 1-10	3,100.00	1,550	20%	Fract. Sha	310
Total Acres 0.67			Land Total			103,958

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story T-111 1 OTHER Units-0	300 Sqft Masonry Trim Roof Cover	Grade D 110 None Asphalt Shingles	Base Trim Roof	47,401 0 0
Foundation	Concrete Slab	Basement	None	Basement	-2,772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Above Average	Typical	45,368
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		84%	100%	100%
						38,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1972	300	D 110	13,675	Avq+	84%	100%	100%	11,487
Wood Deck	1972	228	D 110	1,684	Avq+	84%	100%	100%	1,415
Frame Shed	1972			----- S O U N D V A L U E -----					100
900 SFLA									13,002

Acpt Land 104,000 **Accepted Bldg** 51,100 **Total** 155,100

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2242P116

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	186,000	126,375	100%		126,375
0.17	Acres-Frontage 1	120,900	20,553	75%	Restrictio	15,415
Total Acres 0.48			Land Total			141,790

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	576 Sqft	Grade C 100	Base	71,242
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,048
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	66,034
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	52,827	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1996	312	C 100	8,876	Avq.	80%	100%	100%	7,101
Wood Deck	1970	32	C 100	269	Avq.	80%	100%	100%	215
ONE STORY FRAME	1970	90	C 100	4,662	Avq.	80%	100%	100%	3,730
Encl Frame Porch	1970	150	C 100	4,340	Avq.	80%	100%	100%	3,472
Frame Garage	1980	576	C 100	8,064	Avq.	86%	100%	100%	6,935
Carport/Canopy	1980			----- S O U N D V A L U E -----					500
Jacuzzi #	1985	1	D 100	2,800	Avq.	89%	100%	100%	2,492
Wood Deck	1998	130	C 100	1,092	Avq.	96%	100%	100%	1,048
954 SFLA				Outbuilding Total					25,493

Acpt Land	141,800	Accepted Bldg	78,300	Total	220,100
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Oakland
 Name: SPARKES, KENNETH L.

Valuation Report

07/15/2016

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Map/Lot: 032-044

Account: 2807 Card: 1 of 1

Location: 77 PINWOODS TRAIL

Neighborhood 71 MCGRATH PD SEAS.

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3358P266
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.41	Acres-Homesite (Fract)	186,000	138,590 100%		138,590	
Total Acres 0.41				Land Total	138,590	

Dwelling Description				Replacement Cost New		
Conventional Exterior Dwelling Units	Two Story CLAPBOARD 1 OTHER Units-0	588 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	84,977 0 0 0	
Foundation	Concrete Slab	Basement	None	Basement	-6,174	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	3	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	1994	TYPICAL	TYPICAL	Average	Typical	78,803
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
						Value(Rcnd)
						64,618

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1990	288	C 100	2,419	Avg.	92%	100%	100%	2,225
Wood Deck	1990	96	C 100	806	Avg.	92%	100%	100%	742
Frame Shed	1974			---- S O U N D V A L U E ----				200	
Wood Deck	2000			---- S O U N D V A L U E ----				500	
1,176 SFLA									Outbuilding Total
									3,667

Acpt Land	138,600	Accepted Bldg	68,300	Total	206,900
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Valuation Report

Neighborhood 67 CAMP ROAD
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/31/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8577P085
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	125%	View/Envir	30,000
1.63	Acres-Rear Land 1-10	1,600.00	2,608	100%		2,608
Total Acres 2.63			Land Total			32,608

Dwelling Description

Replacement Cost New

Ranch	One Story	1,485 Sqft	Grade D 110	Base	97,500
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,957
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	86,736			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		97%	100% 100%	84,134			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	2009	266	B 100	9,713	Avq.	97%	100%	100%	9,422
Wood Deck	2006	285	B 100	3,065	Avq.	97%	100%	100%	2,973
Wood Deck	2009	132	C 100	1,109	Avq.	97%	100%	100%	1,076
Frame Garage	2012			---- SOUND VALUE ----				300	
Frame Garage	2014			---- SOUND VALUE ----				500	
1,485 SFLA							Outbuilding Total		14,271

Acpt Land 32,600 **Accepted Bldg** 98,400 **Total** 131,000

Oakland
 Name: GREENBLATT & LUFKIN ENTERPRISES

Valuation Report

07/15/2016

Page 3462

Map/Lot:

032-045-2

Account: 4106 Card: 1 of 1

Location:

PINEWOODS TRAIL

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	05/26/2010
Sale Price	18,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B10435P126

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
1.63	Acres-Rear Land 1-10	1,600.00	2,608	100%		2,608
Total Acres 2.63					Land Total	21,808

Acpt Land	21,800	Accepted Bldg	0	Total	21,800
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Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 12/02/2005
Sale Price 60,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B8715P037
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	30,000.00	24,920	50%	Corner/Loc	12,460
Total Acres 0.69						12,460

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	368 Sqft	Grade D 110	Base	48,035
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-1,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,197
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Below Average	Typical	49,720			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		Location		60%	100%	90%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	1900	396	D 110	18,052	Avq-	60%	100%	90%	9,748
1 Story/BASEMENT	1900	204	D 110	11,059	Avq-	60%	100%	90%	5,972
Frame Shed	1940	480	D 100	2,688	Avq.	50%	100%	90%	1,210
Barn	1940	640	D 100	8,602	Avq.	50%	50%	90%	1,935
ONE STORY FRAME	2007	312	C 100	16,162	Avq.	97%	90%	90%	12,698
Frame Shed	1900			----- SOUND VALUE -----				500	
Wood Deck	2009	244	C 100	2,050	Avq.	97%	100%	90%	1,789
Wood Deck	2009	64	C 100	538	Avq.	97%	100%	90%	470
1,464 SFLA							Outbuilding Total	34,322	
Acpt Land		12,500		Accepted Bldg		61,200		Total	73,700

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2134P61

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.30	Acres-Frontage 1	5,000.00	11,500	81%	Excess Frt	9,315
3.61	Acres-Rear Land 1-10	2,000.00	7,220	100%		7,220
Total Acres 6.91			Land Total			46,535

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 100	Base	92,994
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,947
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Above Average	Typical	100,141			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	98%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1972	200	C 100	2,940	Avq+	84%	100%	100%	2,470
Wood Deck	2002	80	C 100	672	Avq.	97%	100%	100%	652
Frame Shed	1972			---- SOUND VALUE ----					300
Frame Shed	1972			---- SOUND VALUE ----					300
1 Story/BASEMENT	2002	780	C 100	48,048	Avq.	97%	98%	100%	45,675
Open Frame Porch	2002	160	C 100	2,380	Avq.	97%	100%	100%	2,309
Carport/Canopy	2009	260	C 100	1,638	Avq.	97%	100%	100%	1,589
1,976 SFLA							Outbuilding Total		53,295

Acpt Land

46,500

Accepted Bldg

135,700

Total

182,200

Oakland
 Name: ESTES, GALEN R.

Valuation Report

07/15/2016

Page 3465

Map/Lot:

032-048

Account: 2889 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingLow
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B7071P144

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
0.02	Acres-Rear Land 11-20	600.00	12	100%		12
Total Acres 11.02					Land Total	44,012
Acpt Land		44,000	Accepted Bldg		0	Total
						44,000

Valuation Report

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/10/2008
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9907P175

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.58	Acres-Frontage 1	5,000.00	12,900	73%	Excess Frt	9,417
2.40	Acres-Rear Land 1-10	2,000.00	4,800	100%		4,800
Total Acres 5.98			Land Total			44,217

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,358 Sqft	Grade B 110	Base	202,980
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,243
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,342
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	220,661
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	94% 100%	201,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2010	180	B 110	3,745	Avq.	97%	100%	100%	3,633
ONE STORY FRAME	2010	260	B 110	18,963	Avq.	97%	94%	100%	17,290
1.50 ST GARAGE..	2010	1440	B 110	36,901	Avq.	97%	100%	100%	35,794
2,636 SFLA									
Outbuilding Total									56,717

Acpt Land 44,200 **Accepted Bldg** 257,900 **Total** 302,100

Oakland
Name: HOLT, BRIAN D.

Valuation Report

07/15/2016

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Map/Lot: 032-049

Account: 3913 Card: 1 of 1

Location: 664 0 TOWN FARM ROAD

Neighborhood 27 TOWN FARM ROAD..

Zoning/Use RURAL.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1999
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6297P158
Reference 2 660 is MH
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.30	Acres-Rear Land 1-10	2,000.00	600	100%		600
Total Acres 1.30			Land Total			30,600

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	294 Sqft	Grade D 100	Base	38,928
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-988
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	38,612
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		83%	90% 100%	28,843

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.75 Story/BSMT	1975	220	D 100	14,489	Avq.	83%	100%	100%	12,026
ONE STORY FRAME	1975	108	D 100	4,476	Avq.	83%	100%	100%	3,715
Frame Shed	1940	132	D 100	739	Avq-	50%	100%	100%	370
Barn	1940	400	D 100	5,376	Avq-	45%	100%	100%	2,419
ONE STORY FRAME	2002	220	C 100	11,396	Avq.	97%	100%	100%	11,054
Encl Frame Porch	2002	36	C 100	1,148	Avq.	97%	100%	100%	1,114
Wood Deck	2003	132	C 100	1,109	Avq.	97%	100%	100%	1,076
1,154 SFLA						Outbuilding Total			31,774

Acpt Land 30,600 **Accepted Bldg** 60,600 **Total** 91,200

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B5782P262
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 11/01/1998
Sale Price 85,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
6.21	Acres-Rear Land 1-10	2,000.00	12,420	100%		12,420
Total Acres 7.21			Land Total			42,420

Dwelling Description

Replacement Cost New

Conventional	One Story	2,000 Sqft	Grade C 100	Base	142,520
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-2,800
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,928
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Average	Typical	152,068			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Overbuilt		None		65%	84% 100%	83,029			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	150	C 100	7,770	Avq.	65%	84%	100%	4,243
Natatorium	1980	600	C 100	29,400	Avq.	65%	50%	100%	9,555
Patio	1970	562	D 100	1,259	Fair	71%	75%	100%	670
Frame Shed	1970	364	D 100	2,038	Avq.	80%	50%	100%	815
Encl Frame Porch	2000	100	C 100	2,940	Avq.	97%	100%	100%	2,852
Frame Garage	2000	860	C 100	12,040	Avq.	97%	100%	100%	11,679
2,150 SFLA									
							Outbuilding Total		29,814
Acpt Land		42,400		Accepted Bldg		112,800		Total	155,200

Valuation Report

Account: 2096 Card: 1 of 1

Map/Lot: 032-050-1
 Location: 194 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: DugWell/LakeSeptic System
 Street: Paved

Sale Data	
Sale Date	10/01/1998
Sale Price	124,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B5772P220
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	110%	View/Envir	33,000
0.40	Acres-Frontage 1	5,000.00	2,000	100%		2,000
1.34	Acres-Rear Land 1-10	2,000.00	2,680	100%		2,680
Total Acres 2.74			Land Total			37,680

Dwelling Description

Replacement Cost New

Contemporary	One & 1/2 Story	682 Sqft	Grade B 100	Base	102,055
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1110 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,540
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,226
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	GOOD	Average	Typical	126,197
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
LAYOUT.....		None		91%	89% 100%	102,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	498	B 100	5,355	Avq.	91%	90%	100%	4,386
Wood Deck	1990	16	D 100	108	Avq.	91%	90%	100%	88
1 Story/BASEMENT	1990	677	B 100	53,381	Avq.	91%	89%	100%	43,234
1.50 ST GARAGE..	2000	972	B 100	22,644	Avq.	97%	100%	100%	21,965
1,700 SFLA							Outbuilding Total		69,673

Acpt Land 37,700 **Accepted Bldg** 171,900 **Total** 209,600

Oakland
 Name: GILMAN, GLORIA

Valuation Report

07/15/2016

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Map/Lot:

032-050-2

Account: 3840 Card: 1 of 1

Location:

TOWN FARM ROAD

Neighborhood 24 TOWN FARM ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B4334P301

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	36,000.00	36,000	80%	Vacancy	28,800
0.78	Acres-Frontage 1	6,000.00	4,680	100%	Excess Frt	4,680
Total Acres 1.78					Land Total	33,480

Acpt Land	33,500	Accepted Bldg	0	Total	33,500
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Oakland
 Name: LOVEJOY, EBEN C.

Valuation Report

07/15/2016

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Map/Lot: 032-050-3

Account: 3983 Card: 1 of 1

Location: 184 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Septic SystemDrilled Well
 Street Paved

Sale Data
 Sale Date 11/02/2012
 Sale Price 66,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11217P326
 Reference 2
 Tran/Land/Bldg 1 2 96
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	34,500.00	34,500	100%		34,500
0.30	Acres-Rear Land 1-10	2,300.00	690	100%		690
Total Acres 1.30			Land Total			35,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
STORE FRAME.....	1978	896	D 100	45.857	Fair	78%	75%	100%	26,826
ONE STORY FRAME	1978	600	D 100	24.864	Fair	78%	75%	100%	14,546
TWO STORY FRAME	2000	192	D 100	11.935	Avq.	97%	80%	100%	9,262
STORE FRAME.....	2004	1152	C 100	71.299	Avq.	97%	60%	100%	41,496
Unfin Basement	2004	1152	C 100	11.290	Avq.	97%	50%	100%	5,476
Open Frame Porch	2014	108	C 100	1.652	Avq.	97%	100%	100%	1,602
984 SFLA						Outbuilding Total			99,208

Acpt Land	35,200	Accepted Bldg	99,200	Total	134,400
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Oakland
 Name: GOOLDRUP, WAYNE R.

Valuation Report

07/15/2016

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Map/Lot: 032-051

Account: 843 Card: 1 of 1

Location: 204 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3008P336
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00						30,000
						Land Total

Dwelling Description				Replacement Cost New		
Conventional	One & 1/2 Story	640 Sqft	Grade C 90	Base		68,730
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1940	0	TYPICAL	TYPICAL	Average		Typical			68,730	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		65%	97%	100%		43,334		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Encl Frame Porch	1940	160	C 90	4,158	Avq.	65%	97%	100%	2,622	
Encl Frame Porch	1940	84	C 90	2,243	Avq.	65%	97%	100%	1,414	
Frame Shed	1940	192	D 100	1,075	Avq.	75%	100%	100%	806	
Frame Shed	1940			----- S O U N D V A L U E -----						100
Frame Garage	1990	576	C 100	8,064	Avq.	92%	100%	100%	7,419	
960 SFLA									12,361	
Acpt Land		30,000		Accepted Bldg		55,700		Total		85,700

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/18/2005
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B8695P243
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	30,000.00	24,187	100%		24,187
Total Acres 0.65				Land Total		24,187

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	720 Sqft	Grade C 100	Base	89,141
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	-1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,105
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	GOOD	GOOD	Good	Typical	93,758			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	97%	100%	68,209		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1940	210	C 100	3,080	Good	75%	97%	100%	2,241
Frame Garage	1975	576	D 100	6,451	Avq.	75%	100%	100%	4,838
1,260 SFLA							Outbuilding Total		7,079

Acpt Land 24,200 **Accepted Bldg** 75,300 **Total** 99,500

Valuation Report

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/25/2012
 Sale Price 87,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11049P071
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Rear Land 1-10	2,000.00	200	100%		200
Total Acres 1.10			Land Total			30,200

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	595 Sqft	Grade C 100	Base	78,361
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-5,414
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	GOOD	TYPICAL	Average	Typical	72,947
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	80%	100%	100%	58,358	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1 Story/BASEMENT	1970	240	C 100	14,784	Avq.	80%	100%	100%	11,827
Encl Frame Porch	1970	102	C 100	2,996	Avq.	80%	100%	100%	2,397
Frame Garage	2009	952	B 100	17,060	Avq.	97%	100%	100%	16,548
Encl Frame Porch	1970	30	C 100	980	Avq.	80%	100%	100%	784
Wood Deck	2007	240	B 100	2,580	Avq.	97%	100%	100%	2,503
Outbuilding Total									34,059

Acpt Land 30,200 **Accepted Bldg** 92,400 **Total** 122,600

Valuation Report

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/01/2000
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6144P205
 Reference 2 PLEASANT POINT
 Tran/Land/Bldg 1 5 89
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 44 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
7.00	Acres-Frontage 1	120,900	846,300	69%	Excess Frt	583,947
10.00	Acres-Wasteland	155.00	1,550	100%		1,550
10.00	Acres-Rear Land 1-10	3,100.00	31,000	100%		31,000
2.00	Acres-Rear Land 11-20	1,860.00	3,720	100%		3,720
Total Acres 30.00					Land Total	806,217

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1995	760	D 100	4,256	Avq.	95%	100%	100%	4,043
Frame Shed	1970	240	B 100	2,150	Avq.	80%	100%	100%	1,720
2S Frame Shed	2002	516	C 100	5,418	Avq.	97%	100%	100%	5,255
Frame Shed	2002	60	C 100	420	Avq.	97%	100%	100%	407
Open Frame Porch	2002	60	C 100	980	Avq.	97%	100%	100%	951
Frame Shed	2002	192	C 100	1,344	Avq.	97%	100%	100%	1,304
Frame Shed	2002	192	C 100	1,344	Avq.	97%	100%	100%	1,304
Frame Shed	2002	64	C 100	448	Avq.	97%	100%	100%	435
Outbuilding Total									15,419

Acpt Land 806,200 **Accepted Bldg** 15,400 **Total** 821,600

Oakland
 Name: BICKFORD, HENRY L.

Valuation Report

07/15/2016

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Map/Lot: 032-054-1

Account: 2120 Card: 1 of 1

Location: 72 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5205P323
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 08/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
1.02	Acres-Rear Land 1-10	3,100.00	3,162	100%		3,162
Total Acres 1.77			Land Total			172,316

Dwelling Description

Replacement Cost New

Ranch	One Story	1,152 Sqft	Grade C 110	Base	101,298
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,080
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	1/4 Finished			Attic	6,277
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	114,314
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		91%	100% 100%	104,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld	
Wood Deck	1989	261	C 100	2,192	Avq.	91%	100%	100%	1,995	
Open Frame Porch	2008	60	B 100	1,254	Avq.	97%	100%	100%	1,216	
Frame Garage	1999	624	C 100	8,736	Avq.	97%	100%	100%	8,474	
Wood Deck	2008	144	B 100	1,548	Avq.	97%	100%	100%	1,502	
Frame Shed	1989								100	
----- S O U N D V A L U E -----									100	
1,152 SFLA									Outbuilding Total	13,287

Acpt Land 172,300 **Accepted Bldg** 117,300 **Total** 289,600

Oakland
 Name: SMITH, JAMES A.

Valuation Report

07/15/2016

Page 3477

Map/Lot: 032-055

Account: 805 Card: 1 of 2

Location: 78 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2890P176

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
0.75	Acres-Rear Land 1-10	3,100.00	2,325	100%		2,325
Total Acres 1.50			Land Total			171,479

Dwelling Description

Replacement Cost New

Contemporary	Two Story	1,137 Sqft	Grade B 110	Base	188,727
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	853 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,814
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,889
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	9,462
Attic	None			Attic	0
FirePlaces	2			Fireplace	5,914
Insulation	Heavy			Insulation	2,241
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1987	0	GOOD	GOOD	Good	Typical	231,047	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		93%	96%	100%	206,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1987	426	B 110	8,595	Good	93%	100%	100%	7,993
Open Frame Porch	1987	65	B 110	1,478	Good	93%	100%	100%	1,375
Open Frame Porch	1987	78	B 110	1,735	Good	93%	100%	100%	1,614
Wood Deck	1987	260	B 110	3,076	Good	93%	100%	100%	2,861
Wood Deck	1987	78	B 110	923	Good	93%	100%	100%	858
2,274 SFLA									14,701

Outbuilding Total

Acpt Land

171,500 **Accepted Bldg**

221,000 **Total**

392,500

Oakland
 Name: SMITH, JAMES A.

Valuation Report

07/15/2016

Page 3478

Map/Lot: 032-055

Account: 805 Card: 2 of 2

Location: MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2890P176

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	324 Sqft	Grade D 100	Base	31,423
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,361
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-363
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1940	0	OLD TYPE	Old Type	Below Average	60%	50%	100%			23,873
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
COND/DES/UTIL...		None		60%	50%	100%			7,162	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1940	60	D 100	784	Avg-	60%	50%	100%	235	
324 SFLA									235	
Acpt Land							Accepted Bldg		7,400	Total
									7,400	

Oakland
Name: SMITH, JAMES A.

Valuation Report

07/15/2016

Page 3479

Map/Lot:

032-055

Account: 805

Location:

MCGRATH POND ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	171,500	221,000	392,500	171,500	221,000	392,500
2	0	7,400	7,400	0	7,400	7,400
TOTAL	171,500	228,400	399,900	171,500	228,400	399,900

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2617P194
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154 100%		169,154
0.75	Acres-Rear Land 1-10	3,100.00	2,325 100%		2,325
Total Acres 1.50			Land Total		171,479

Dwelling Description

Replacement Cost New

Log	One Story	1,232 Sqft	Grade C 110	Base	104,732
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	739 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,381
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	1/4 Finished			Attic	6,647
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	127,842
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	88%	100%	100%	112,501	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Open Fr Porch	1984	352	C 110	8,362	Avq.	88%	100%	100%	7,359
Wood Deck	1984	700	D 100	4,704	Avq.	70%	100%	100%	3,293
Frame Garage	1984	770	C 100	10,780	Avq.	88%	100%	100%	9,486
1,232 SFLA									
Outbuilding Total									20,138

Acpt Land	171,500	Accepted Bldg	132,600	Total	304,100
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Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2494P41
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	186,000	169,154	100%		169,154
0.80	Acres-Rear Land 1-10	3,100.00	2,480	100%		2,480
Total Acres 1.55			Land Total			171,634

Dwelling Description

Replacement Cost New

Conventional	One Story	792 Sqft	Grade C 110	Base	74,918
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	406 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,252
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,147
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	GOOD	Average	Typical	87,013
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	90%	100%	100%	78,312	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1987	128	C 110	2,125	Avq.	90%	100%	100%	1,913
Open Frame Porch	1987	64	C 110	1,140	Avq.	90%	100%	100%	1,026
Encl Frame Porch	1987	64	C 110	2,125	Avq.	90%	100%	100%	1,913
2S Encl Fr Porch	1987	240	C 110	11,320	Avq.	90%	100%	100%	10,188
ONE STORY FRAME	2005	552	C 110	31,452	Avq.	90%	100%	100%	28,307
Jacuzzi #	1987	1	C 100	3,500	Avq.	90%	100%	100%	3,150
Encl Frame Porch	2005	50	B 100	1,971	Avq.	97%	100%	100%	1,912
1.50 ST GARAGE..	2005	528	B 100	12,300	Avq.	97%	100%	100%	11,931
ONE STORY FRAME	2005	300	B 100	19,891	Avq.	97%	100%	100%	19,294
1,644 SFLA									
Outbuilding Total									79,634

Acpt Land	171,600	Accepted Bldg	157,900	Total	329,500
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Name: LIDDELL, MARIANNA P. & VAL CORMIER,

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*JOSEPH Y. CORMIER MARITAL TRUST

Map/Lot:

032-058

Account: 2568 Card: 1 of 1

Location:

98 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/25/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B11875P039

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.43	Acres-Frontage 1	120,900	172,887	100%		172,887
1.53	Acres-Rear Land 1-10	3,100.00	4,743	100%		4,743
Total Acres 3.96			Land Total			363,630

Dwelling Description

Replacement Cost New

Contemporary	One & 3/4 Story	2,055 Sqft	Grade A 110	Base	359,517
Exterior	WOOD SHINGLE	Masonry Trim	700Sqft	Trim	5,174
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	822 Sqft, Grade A	Basement Gar	2 CAR	Fin Bsmt	25,182
Heating	100% Hot Water BB	Cooling	0% None	Heat	15,595
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	14,784
Attic	None			Attic	0
FirePlaces	3			Fireplace	11,088
Insulation	Heavy			Insulation	4,430
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Above Average	Typical	435,770
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		90%	89%	100%
						Value(Rcnld)
						349,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	312	A 110	28,444	Avq+	90%	89%	100%	22,784
Open Frame Porch	1985	78	A 110	2,169	Avq+	90%	100%	100%	1,952
1/2S AD/GAR.....	1985	864	A 110	58,545	Avq+	90%	100%	100%	52,691
Swimming Pool	1985	720	C 100	7,000	Avq.	99%	100%	100%	6,930
1S GAR/BSMT.....	1985	864	A 110	29,805	Avq+	90%	100%	100%	26,825
Wood Deck	1985	643	A 110	9,506	Avq+	90%	100%	100%	8,555
Wood Deck	1996	408	C 100	3,427	Avq.	95%	100%	100%	3,256
3,908 SFLA									
Outbuilding Total									122,993

Acpt Land 363,600 **Accepted Bldg** 472,000 **Total** 835,600

Valuation Report

Map/Lot: 032-059

Account: 1184 Card: 1 of 1

Location: 114 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography LevelBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1997
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11563P304
 Reference 2 B8776P317
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	186,000	176,287	100%		176,287
0.20	Acres-Rear Land 1-10	3,100.00	620	100%		620
Total Acres 1.05			Land Total			176,907

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	720 Sqft	Grade B 110	Base	116,545
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	540 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,644
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,747
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,914
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	139,807
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	100%	100%
						Value(Rcnld)
						134,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	1980	126	C 100	1,058	Avq.	70%	100%	100%	741	
Frame Shed	1980			----- S O U N D V A L U E -----						200
Encl Frame Porch	1998	200	B 110	8,082	Avq.	96%	100%	100%	7,759	
ONE STORY FRAME	1998	65	B 110	4,740	Avq.	96%	100%	100%	4,550	
Open Frame Porch	1998	32	B 110	829	Avq.	96%	100%	100%	796	
Frame Garage	1998	528	B 110	10,408	Avq.	96%	100%	100%	9,992	
Wood Deck	1998	198	B 100	2,129	Avq.	96%	100%	100%	2,044	
1,145 SFLA				Outbuilding Total						26,082

Acpt Land 176,900 **Accepted Bldg** 160,300 **Total** 337,200

Valuation Report

Account: 3351 Card: 1 of 1

Location: 118 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
Topography Below Street
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/01/1996
Sale Price 75,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5096P311
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	186,000	176,287	100%		176,287
0.22	Acres-Rear Land 1-10	3,100.00	682	100%		682
Total Acres 1.07			Land Total			176,969

Dwelling Description

Replacement Cost New

Conventional	One Story	1,304 Sqft	Grade B 110	Base	140,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1107 Sqft, Grade B	Basement Gar	None	Fin Bsmt	21,821
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,524
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,285
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	179,168
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	173,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2000	780	B 110	19,988	Avq.	97%	100%	100%	19,388
ONE STORY FRAME	2000	60	B 110	4,376	Avq.	97%	100%	100%	4,245
Open Frame Porch	2000	40	B 110	986	Avq.	97%	100%	100%	956
Wood Deck	2000	136	B 110	1,607	Avq.	97%	100%	100%	1,559
ONE STORY FRAME	2000	256	B 110	18,670	Avq.	97%	100%	100%	18,110
Open Frame Porch	2000	256	B 110	5,244	Avq.	97%	100%	100%	5,087
1 Story/BASEMENT	2000	30	B 110	2,603	Avq.	97%	100%	100%	2,525
1,650 SFLA						Outbuilding Total			51,870

Acpt Land 177,000 **Accepted Bldg** 225,700 **Total** 402,700

Valuation Report

Map/Lot: 032-060

Account: 716 Card: 1 of 1

Location: 124 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/2002
 Sale Price 319,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6898P132

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.45	Acres-Frontage 1	120,900	54,405	100%	Excess Frt	54,405
0.54	Acres-Rear Land 1-10	3,100.00	1,674	100%		1,674
Total Acres 1.99					Land Total	242,079

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	936 Sqft	Grade B 100	Base	137,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,166
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Above Average	Typical	146,336			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		92%	96%	100%	129,244		
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1988	216	C 100	3,164	Avq+	92%	100%	100%	2,911
Wood Deck	2000	305	C 100	2,562	Avq.	97%	100%	100%	2,485
1 Story/BASEMENT	1996	592	C 100	36,467	Avq.	95%	96%	100%	33,258
1.50 ST GARAGE..	1996	504	C 100	9,173	Avq.	95%	100%	100%	8,714
2,230 SFLA									
Outbuilding Total									47,368

Acpt Land

242,100

Accepted Bldg

176,600

Total

418,700

Oakland
Name: PILLSBURY, ROGER L.

Valuation Report

07/15/2016

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Map/Lot: 032-061

Account: 1833 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RESOURCE PROTECT
Topography Level
Utilities NoWater/NoSewer
Street Paved

Reference 1 B2559P194

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.50	Acres-Homesite (Fract)	18,000.00	14,320	90%	Vacancy	12,888	
0.11	Acres-Rear Land 1-10	300.00	33	100%	Vacancy	33	
Total Acres 0.61					Land Total	12,921	
Acpt Land		12,900	Accepted Bldg		0	Total	12,900

Oakland
 Name: WILDE, JUDY

Valuation Report

07/15/2016

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Map/Lot: 032-062

Account: 2940 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RESOURCE PROTECT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 02/02/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8864P292

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	18,000.00	14,320	90%	Vacancy	12,888
0.23	Acres-Rear Land 1-10	300.00	69	100%		69
Total Acres 0.73					Land Total	12,957

Acpt Land 13,000 **Accepted Bldg** 0 **Total** 13,000

Oakland
 Name: SWETT, DANNY L.

Valuation Report

07/15/2016

Page 3488

Map/Lot: 032-063

Account: 1524 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RESOURCE PROTECT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/01/2000
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6188P332

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	18,000.00	16,001	90%	Vacancy	14,401
0.90	Acres-Rear Land 1-10	300.00	270	100%		270
Total Acres 1.60					Land Total	14,671

Acpt Land 14,700 **Accepted Bldg** 0 **Total** 14,700

Oakland
 Name: CARBONE, CAROLYN W.

Valuation Report

07/15/2016

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Map/Lot: 032-064

Account: 1646 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RESOURCE PROTECT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3216P247

Reference 2

Tran/Land/Bldg 1 5 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	18,000.00	18,000	90%	Vacancy	16,200
0.70	Acres-Frontage 1	11,700.00	8,190	100%		8,190
2.30	Acres-Rear Land 1-10	300.00	690	100%		690
Total Acres 4.00					Land Total	25,080
Acpt Land		25,100	Accepted Bldg		0	Total
						25,100

Name: SWANSON, RICHARD M.

*SWANSON, BEVERLY L.

Map/Lot:

032-065

Account: 857 Card: 1 of 1

Location:

182 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/01/2005
Sale Price 295,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8321P024

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total Fctr, Influence, Value. Row 1: 0.53 Acres-Homesite (Fract), 186,000, 150,843 100%, 150,843. Row 2: Total Acres 0.53, Land Total, 150,843.

Dwelling Description

Replacement Cost New

Table with 6 columns: Dwelling Description, Replacement Cost New. Rows include Cape Cod (158,052), Exterior (0), Dwelling Units (0), Foundation (0), Fin. Basement Area (19,475), Heating (5,998), Rooms (0), Bedrooms (0), Baths (7,096), Attic (0), FirePlaces (0), Insulation (0), Unfin. Living Area (0).

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Row 1: 2000, 0, GOOD, GOOD, Average, Typical, 190,621. Row 2: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Row 3: None, None, 97%, 99%, 100%, 183,053.

Outbuildings/Additions/Improvements

Table with 10 columns: Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, Value Rcnld. Rows include Wood Deck (391), ENC.PORCH/BSMT (1,572), Frame Garage (11,958), Unfin Basement (8,371), Wood Deck (3,650), Open Frame Porch (3,824), 1,729 SFLA (29,766).

Acpt Land

150,800

Accepted Bldg

212,800

Total

363,600

Valuation Report

Account: 2872 Card: 1 of 1

Location: 186 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 07/10/2014
 Sale Price 177,450
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11735P336
 Reference 2
 Tran/Land/Bldg 2 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	186,000	164,563 100%		164,563
0.24	Acres-Rear Land 1-10	3,100.00	744 100%		744
Total Acres 0.93			Land Total		165,307

Dwelling Description

Replacement Cost New

Ranch	One Story	1,462 Sqft	Grade C 100	Base	109,379
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	110,219
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		80%	100% 100%	88,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1958	712	C 100	9,968	Avq.	80%	100%	100%	7,974
Wood Deck	1985	276	C 100	2,318	Avq.	80%	100%	100%	1,854
Open Frame Porch	1985	56	C 100	924	Avq.	80%	100%	100%	739
Carport/Canopy	2015	200	C 100	1,260	Avq.	97%	100%	100%	1,222
1,462 SFLA						Outbuilding Total			11,789

Acpt Land 165,300 **Accepted Bldg** 100,000 **Total** 265,300

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
Topography LevelBelow Street
Utilities DugWell/LakeSeptic System
Street Paved

Sale Data
Sale Date 05/13/2010
Sale Price 235,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10418P278
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
0.27	Acres-Rear Land 1-10	3,100.00	837	100%		837
Total Acres 0.77					Land Total	148,807

Dwelling Description

Replacement Cost New

Ranch	One Story	836 Sqft	Grade C 110	Base	79,457
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,266
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1973	0	TYPICAL	TYPICAL	Very Good	Typical	81,723			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	89%	100%	100%	72,733				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2002	544	B 100	5,849	Avq.	97%	100%	100%	5,674
Frame Shed	2006	100	B 100	896	Avq.	97%	100%	100%	869
Frame Garage	2006								500
836 SFLA				----- S O U N D V A L U E -----					500
						Outbuilding Total			7,043

Acpt Land 148,800 **Accepted Bldg** 79,800 **Total** 228,600

Valuation Report

Account: 286 Card: 1 of 1

Location: 196 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7017P009
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 08/12/2002
 Sale Price 172,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970 100%		147,970
0.36	Acres-Rear Land 1-10	3,100.00	1,116 100%		1,116
Total Acres 0.86			Land Total		149,086

Dwelling Description

Replacement Cost New

Conventional	One Story	528 Sqft	Grade C 110	Base	57,029
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	604 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,302
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,431
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,620
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Good	Typical	77,002
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		85%	100% 100%	65,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
----- S O U N D V A L U E -----									
Carport/Canopy	1975			3,548	Good	85%	100%	100%	500
Wood Deck	2000	384	C 110	8,131	Good	85%	100%	100%	3,016
Frame Garage	1980	528	C 110	9,240	Good	85%	100%	100%	6,911
Finished Attic	1968	480	C 110						7,854
768 SFLA									18,281

Acpt Land 149,100 **Accepted Bldg** 83,700 **Total** 232,800

Oakland
 Name: GRADY, LINDA

Valuation Report

07/15/2016

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Map/Lot: 032-069

Account: 53 Card: 1 of 1

Location: 200 MCGRATH POND ROAD

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1521P681 LIFE ESTATE B7812P290
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 26 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
0.46	Acres-Rear Land 1-10	3,100.00	1,426	100%		1,426
Total Acres 0.96			Land Total			149,396

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	780 Sqft	Grade C 100	Base	94,315
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,363
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	97,678
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	82,050	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1975	576	D 100	6,451	Avq.	83%	100%	100%	5,354
1SFr Overhang	1974	26	C 100	1,347	Avq.	84%	100%	100%	1,131
Wood Deck	1980	60	C 100	504	Avq.	84%	100%	100%	423
Wood Deck	1980	119	C 100	1,000	Avq.	84%	100%	100%	840
Carport/Canopy	1980	468	D 100	2,359	Avq.	86%	0%	100%	0
Frame Garage	1976								300
1,391 SFLA				----- SOUND VALUE -----					8,048

Acpt Land	149,400	Accepted Bldg	90,100	Total	239,500
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Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 05/31/2011
 Sale Price 340,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10743P030
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970 100%		147,970
0.54	Acres-Rear Land 1-10	3,100.00	1,674 100%		1,674
Total Acres 1.04			Land Total		149,644

Dwelling Description

Replacement Cost New

Conventional	One Story	696 Sqft	Grade B 100	Base	79,608
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	904 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,200
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,195
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	6,451
Attic	Full Finished			Attic	16,952
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	624
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	GOOD	Average	Typical	124,718
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	92%	100%	92,940	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1989	939	B 100	93,388	Avq.	91%	92%	100%	78,184
Open Frame Porch	1989	21	B 100	556	Avq.	81%	100%	100%	450
1 Story/BASEMENT	1972	300	B 100	23,654	Avq.	81%	92%	100%	17,627
1SFr Overhang	1989	32	B 100	2,122	Avq.	81%	92%	100%	1,581
Wood Deck	1980	656	C 100	5,510	Avq.	86%	100%	100%	4,739
Frame Shed	1973	96	D 100	538	Avq.	60%	100%	100%	323
2,906 SFLA									102,904

Accpt Land 149,600 **Accepted Bldg** 195,800 **Total** 345,400

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1590P199
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	186,000	147,970	100%		147,970
0.60	Acres-Rear Land 1-10	3,100.00	1,860	100%		1,860
Total Acres 1.10			Land Total			149,830

Dwelling Description

Replacement Cost New

Conventional	One Story	692 Sqft	Grade C 100	Base	61,947
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	354 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,965
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,705
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	3/4 Finished			Attic	9,891
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	79,188
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		81%	100% 100%	64,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	1968	304	C 100	2,554	Avq.	81%	100%	100%	2,069
Open Frame Porch	1968	240	C 100	3,500	Avq.	81%	100%	100%	2,835
Wood Deck	1968	205	C 100	1,722	Avq.	81%	100%	100%	1,395
1 Story/BASEMENT	1968	320	C 100	19,712	Avq.	81%	100%	100%	15,967
ONE STORY FRAME	1995	332	C 100	17,198	Avq.	97%	100%	100%	16,682
Open Frame Porch	1995	48	C 100	812	Avq.	97%	100%	100%	788
1.75 ST GARAGE..	1995	572	C 100	11,211	Avq.	97%	100%	100%	10,875
1,344 SFLA						Outbuilding Total			50,611

Acpt Land	149,800	Accepted Bldg	114,800	Total	264,600
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Valuation Report

Neighborhood 77 MCGRATH CONDO

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 09/01/1999
 Sale Price 50,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6229P211
 Reference 2 #1
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	68,200.00	68,200	100%		68,200
0.82	Acres-Rear Land 1-10	3,100.00	2,542	100%		2,542
Total Acres 0.82						70,742

Dwelling Description

Replacement Cost New

Other	One Story	794 Sqft	Grade B 100	Base	87,335
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	794 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,228
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,504
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	107,293
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	104,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2009	36	B 100	1,470	Avq.	97%	100%	100%	1,426
Wood Deck	2009	344	B 100	3,699	Avq.	97%	100%	100%	3,588
Patio	2009	144	C 100	403	Avq.	97%	100%	100%	391
794 SFLA						Outbuilding Total			5,405

Acpt Land	70,700	Accepted Bldg	109,500	Total	180,200
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Oakland
 Name: SCOTT, BILL R.

Valuation Report

07/15/2016

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Map/Lot: 032-072-1

Account: 2232 Card: 1 of 1

Location: 18 WEST LAKE MEADOWS

Neighborhood 77 MCGRATH CONDO

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 12/15/2014
 Sale Price 215,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11876P131
 Reference 2 #2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	68,200.00	68,200	100%		68,200
0.82	Acres-Rear Land 1-10	3,100.00	2,542	100%		2,542
Total Acres 0.82						70,742

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	884 Sqft	Grade B 110	Base	135,037
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	442 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	12,655
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,600
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,307
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	161,287
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	156,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2005	52	B 110	4,929	Avq.	97%	100%	100%	4,781
Patio	2004	208	B 100	745	Avq.	97%	100%	100%	723
1 & 1/2 STORY FR	2005	104	B 110	9,860	Avq.	97%	100%	100%	9,564
Wood Deck	2015	90	A 100	1,210	Avq.	97%	100%	100%	1,174
1,560 SFLA									16,242
Outbuilding Total									16,242

Acpt Land 70,700 **Accepted Bldg** 172,700 **Total** 243,400

Valuation Report

Neighborhood 77 MCGRATH CONDO

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data	
Sale Date	08/22/2014
Sale Price	82,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11778P058
 Reference 2 #3
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	68,200.00	68,200	100%		68,200	
0.82	Acres-Rear Land 1-10	3,100.00	2,542	100%		2,542	
Total Acres 0.82						Land Total	70,742

Dwelling Description

Replacement Cost New

Conventional	One Story	672 Sqft	Grade C 100	Base	57,679
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,878
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,587
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-941
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1942	0	TYPICAL	TYPICAL	Good	Typical	44,273			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		75%	100%	100%	33,205		
Outbuildings/Additions/Improvements							Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1942	168	C 100	2,492	Good	75%	100%	100%	1,869
Frame Shed	1942								100
672 SFLA							Outbuilding Total	1,969	

Acpt Land 70,700 **Accepted Bldg** 35,200 **Total** 105,900

Valuation Report

Neighborhood 77 MCGRATH CONDO

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 09/18/1991
 Sale Price 36,500
 Sale Type Land & Buildings
 Financing Conventional
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B3980P105
 Reference 2 #4
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Site -Condo Site	68,200.00	68,200	100%		68,200	
0.82	Acres-Rear Land 1-10	3,100.00	2,542	100%		2,542	
Total Acres 0.82						Land Total	70,742

Dwelling Description

Replacement Cost New

Conventional	One Story	726 Sqft	Grade D 100	Base	51,233
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,236
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-672
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2007	TYPICAL	TYPICAL	Good	Typical	38,974
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		90%	100% 100%	35,077

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	198	C 100	5,684	Avq.	97%	100%	100%	5,513
Wood Deck	2002	304	B 100	3,269	Avq.	97%	100%	100%	3,171
Wood Deck	2009	40	C 100	336	Avq.	97%	100%	100%	326
726 SFLA						Outbuilding Total			9,010

Acpt Land	70,700	Accepted Bldg	44,100	Total	114,800
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Name: CALHOUN, JOHN V. TRUSTEE

BRETON-CALHOUN, LAUREL C. TRUSTEE

Map/Lot:

032-072-4

Account: 2235 Card: 1 of 1

Location:

24 WEST LAKE MEADOWS

Neighborhood 77 MCGRATH CONDO

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Paved

Sale Data
Sale Date 10/06/2004
Sale Price 67,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8152P0121
Reference 2 #5 OF RAYMOND COTTAGES
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Table with 7 columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include Site -Condo Site and Acres-Rear Land 1-10.

Dwelling Description

Replacement Cost New

Table with 6 columns: Description, Material/Type, Area/Value, Condition, Replacement Cost, Value. Rows include Cape Cod, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Dwelling Condition

Table with 7 columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Includes Functional and Economic Obsolescence, and Outbuildings/Improvements.

Acpt Land 70,700 Accepted Bldg 113,900 Total 184,600

Oakland
 Name: RAYMOND, GARY

Valuation Report

07/15/2016

Page 3502

Map/Lot: 032-072-5

Account: 2236 Card: 1 of 1

Location: 26 WEST LAKE MEADOWS

Neighborhood 77 MCGRATH CONDO

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3084P008
 Reference 2 #6
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 17 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	68,200.00	68,200	100%		68,200
0.82	Acres-Rear Land 1-10	3,100.00	2,542	100%		2,542
Total Acres 0.82					Land Total	70,742

Dwelling Description

Replacement Cost New

Conventional	One Story	798 Sqft	Grade B 110	Base	96,415
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	600 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,827
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,769
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	787
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	GOOD	GOOD	Average	Typical	118,303
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						114,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	2013	36	C 100	101	Avq.	97%	100%	100%	98
Patio	2013	192	C 100	538	Avq.	97%	100%	100%	522
Frame Shed	2013								300
798 SFLA									920
----- S O U N D V A L U E -----									
Outbuilding Total									920

Acpt Land 70,700 **Accepted Bldg** 115,700 **Total** 186,400

Oakland
 Name: SWETT, LOWELL E.

Valuation Report

07/15/2016

Page 3503

Map/Lot: 032-075

Account: 571 Card: 1 of 1

Location: 145 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1138P424
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.05	Acres-Rear Land 1-10	2,000.00	100	100%		100
Total Acres 1.05					Land Total	30,100

Dwelling Description				Replacement Cost New		
Ranch	One Story	935 Sqft	Grade C 100	Base		76,916
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,304
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1967	0	TYPICAL	TYPICAL	Good	Typical	79,220			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		85%	100%	100%	67,337		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1975	1120	C 100	20,384	Good	85%	100%	100%	17,326
Wood Deck	1975	425	C 100	3,570	Avq.	80%	100%	100%	2,856
935 SFLA									
Outbuilding Total									20,182

Acpt Land 30,100 **Accepted Bldg** 87,500 **Total** 117,600

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 08/05/2013
Sale Price 162,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B8864P292

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
0.50	Acres-Frontage 1	5,000.00	2,500	100%	Excess Frt	2,500	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
6.87	Acres-Rear Land 11-20	600.00	4,122	100%		4,122	
Total Acres 18.37						Land Total	56,622

Dwelling Description

Replacement Cost New

Ranch	One Story	1,550 Sqft	Grade C 100	Base	114,800
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,819
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,085
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	121,384
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	100% 100%	111,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1987	840	C 100	11,760	Avq.	92%	100%	100%	10,819
Frame Shed	1960								200
Wood Deck	2008	120	B 100	1,291	Avq.	97%	100%	100%	1,252
Carport/Canopy	2015	200	C 100	1,260	Avq.	97%	100%	100%	1,222
1,550 SFLA									
Outbuilding Total									13,493

Acpt Land 56,600 **Accepted Bldg** 125,200 **Total** 181,800

Oakland
 Name: LEIGHTON, DWIGHT A.

Valuation Report

07/15/2016

Page 3505

Map/Lot: 032-077

Account: 2333 Card: 1 of 2

Location: 117 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3685P86

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.69	Acres-Frontage 1	5,000.00	3,450	100%		3,450
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
59.16	REAR2-Rear 21+	500.00	29,580	100%		29,580
Total Acres 80.85						89,030

Land Total

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	1,320 Sqft	Grade B 100	Base	180,333
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,286
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	2,070
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	197,753
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		92%	95% 100%	172,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1990	576	B 100	13,419	Avq.	92%	100%	100%	12,345
1 Story/BASEMENT	1990	120	B 100	9,461	Avq.	92%	95%	100%	8,269
Wood Deck	1990	1240	B 100	13,332	Avq.	92%	100%	100%	12,265
GAR/SHED BSMT...	1990	576	C 100	4,838	Avq.	92%	100%	100%	4,451
2,430 SFLA									37,330

Outbuilding Total

Acpt Land

89,000

Accepted Bldg

210,200

Total

299,200

Oakland
 Name: LEIGHTON, DWIGHT A.

Valuation Report

07/15/2016

Page 3506

Map/Lot:

032-077

Account: 2333 Card: 2 of 2

Location:

MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3685P86

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1980	1056	C 100	14,784	Avg.	86%	100%	100%	12,714
1 ST BARN.....	1992	6596	C 100	110,813	Avg.	93%	50%	100%	51,528
RIDING RING.....	1992	7200	D 100	120,960	Avg.	93%	50%	100%	56,246
2,430 SFLA									
						Outbuilding Total			120,488
Accpt Land			0	Accepted Bldg		120,500	Total		120,500

Oakland
Name: LEIGHTON, DWIGHT A.

Valuation Report

07/15/2016

Page 3507

Map/Lot:

032-077

Account: 2333

Location:

MCGRATH POND ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	89,000	210,200	299,200	89,000	210,200	299,200
2	0	120,500	120,500	0	120,500	120,500
TOTAL	89,000	330,700	419,700	89,000	330,700	419,700

Valuation Report

Account: 1834 Card: 1 of 1

Location: 93 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/27/2015
 Sale Price: 151,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11992P71
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.59	Acres-Rear Land 1-10	2,000.00	9,180	100%		9,180
Total Acres 5.59			Land Total			39,180

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	952 Sqft	Grade C 100	Base	101,352
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	-3,998
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1995	TYPICAL	TYPICAL	Average	Typical	99,874
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	99%	100%	64,269	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1890	125	C 100	1,890	Avq.	65%	100%	100%	1,229
Open Frame Porch	1890	304	C 100	4,396	Avq.	65%	100%	100%	2,857
ONE STORY FRAME	1890	350	C 100	18,130	Avq.	65%	99%	100%	11,667
Frame Shed	1970	66	C 100	462	Avq.	65%	100%	100%	300
Frame Shed	2012	560	B 100	5,018	Avq.	97%	100%	100%	4,867
Carport/Canopy	2012	244	B 100	1,967	Avq.	97%	100%	100%	1,908
1,778 SFLA									22,828

Accpt Land 39,200 **Accepted Bldg** 87,100 **Total** 126,300

Valuation Report

Account: 1526 Card: 1 of 1

Location: 75 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 03/01/2000
Sale Price 123,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6168P165

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.31	Acres-Rear Land 1-10	2,000.00	6,620	100%		6,620
Total Acres 4.31			Land Total			36,620

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,148 Sqft	Grade C 105	Base	132,354
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,198
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Heavy			Insulation	1,477
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	143,880
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	91%	97%	100%	127,003	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1989	100	C 105	5,439	Avq.	91%	97%	100%	4,801
Frame Garage	1989	576	C 105	8,467	Avq.	91%	100%	100%	7,705
Wood Deck	1989	192	C 105	1,694	Avq.	91%	100%	100%	1,542
Frame Garage	1989								200
2,109 SFLA				----- S O U N D V A L U E -----					200
Outbuilding Total									14,248

Acpt Land 36,600 **Accepted Bldg** 141,300 **Total** 177,900

Valuation Report

Account: 1975 Card: 1 of 2

Location: 83 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 01/16/2014
 Sale Price: 240,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B11611P139
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.29	Acres-Rear Land 1-10	2,000.00	6,580	100%		6,580
Total Acres 4.29			Land Total			36,580

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,178 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	220,524 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,288
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	1/2 Finished			Attic	15,994
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,639
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2015	Renovated 0	Kitchens GOOD	Baths GOOD	Condition Good	Layout Typical	Total Value(Rcld)
						258,525
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		98%	90%	100%
						228,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
2S Fr Overhanq	2015	16	A 100	1,989	Good	98%	90%	100%	1,754
1SFr Overhanq	2015	20	A 100	1,658	Good	98%	90%	100%	1,463
ONE STORY FRAME	2015	8	A 100	664	Good	98%	90%	100%	586
ONE STORY FRAME	2015	34	A 100	2,818	Good	98%	90%	100%	2,486
Wood Deck	2015	200	B 100	2,150	Avq.	97%	100%	100%	2,086
Open Frame Porch	2015	261	A 100	6,070	Good	98%	100%	100%	5,949
Frame Shed	2001	80	C 100	560	Avq.	97%	100%	100%	543
TWO STORY FRAME	2015	592	A 100	73,598	Avq.	97%	90%	100%	64,251
3/4S AD/GAR.....	2015	896	A 100	73,759	Avq.	97%	100%	100%	71,546
Carport/Canopy	2015	288	A 100	2,904	Avq.	97%	100%	100%	2,817
3,634 SFLA									
Outbuilding Total									153,481

Acpt Land 36,600 **Accepted Bldg** 381,500 **Total** 418,100

Oakland
 Name: BIRNEY, WILLIAM E.

Valuation Report

07/15/2016

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Map/Lot:

032-079-1

Account: 1975 Card: 2 of 2

Location:

83 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/16/2014
 Sale Price 240,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11611P139
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	2015	168	B 100	1.505	Ava.	97%	100%	100%	1.460	
ONE STORY FRAME	2015	20	A 100	1.658	Ava.	97%	100%	100%	1.608	
3,654 SFLA									3,068	
Acpt Land						0	Accepted Bldg		3,100	Total
									3,100	

Oakland
Name: BIRNEY, WILLIAM E.

Valuation Report

07/15/2016

Page 3512

Map/Lot:

032-079-1

Account: 1975

Location:

83 MCGRATH POND ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	36,600	381,500	418,100	36,600	381,500	418,100
2	0	3,100	3,100	0	3,100	3,100
TOTAL	36,600	384,600	421,200	36,600	384,600	421,200

Valuation Report

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 04/01/1999
Sale Price 55,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5921P067

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.75	Acres-Rear Land 1-10	3,100.00	2,325	100%		2,325
Total Acres 1.75					Land Total	188,325

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	588 Sqft	Grade B 110	Base	109,482
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,570
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	117,783
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	100%	100%	114,250	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2003	420	B 110	36,427	Avq.	97%	100%	100%	35,334
Wood Deck	2003	674	B 110	7,972	Avq.	97%	100%	100%	7,733
1.50 ST GARAGE..	2003	1008	B 110	25,830	Avq.	97%	100%	100%	25,055
1,449 SFLA									
Outbuilding Total									68,122

Acpt Land 188,300 **Accepted Bldg** 182,400 **Total** 370,700

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 04/07/2004
Sale Price 425,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7897P264
Reference 2 B9255P148
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.91	Acres-Rear Land 1-10	3,100.00	2,821	100%		2,821
Total Acres 1.91			Land Total			188,821

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,512 Sqft	Grade A 100	Base	275,300
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	11,922
Rooms	8	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	8,064
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	GOOD	GOOD	Average	Typical	299,990	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	91%	100%	264,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	48	A 100	1,299	Avq.	97%	100%	100%	1,260
1 Story/BASEMENT	1999	72	A 100	7,097	Avq.	97%	91%	100%	6,264
1 Story/BASEMENT	1999	112	A 100	11,039	Avq.	97%	91%	100%	9,744
ONE STORY FRAME	1999	30	A 100	2,486	Avq.	97%	91%	100%	2,194
Wood Deck	1999	40	C 100	336	Avq.	97%	100%	100%	326
Wood Deck	2002	283	B 100	3,042	Avq.	97%	100%	100%	2,951
Frame Garage	2004	1088	B 110	21,447	Avq.	97%	100%	100%	20,804
3,238 SFLA									43,543
Outbuilding Total									43,543

Acpt Land	188,800	Accepted Bldg	308,300	Total	497,100
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Valuation Report

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/01/1997
 Sale Price 65,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5341P054
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.80	Acres-Rear Land 1-10	3,100.00	2,480	100%		2,480
Total Acres 1.80			Land Total			188,480

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	840 Sqft Masonry Trim Roof Cover	Grade B 110 None Asphalt Shingles	Base Trim Roof	150,087 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	2,980
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	164,776
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	96%	97%	100%	153,439	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1997	672	B 110	13,247	Avq.	96%	100%	100%	12,717
Wood Deck	1997	180	B 110	2,128	Avq.	96%	100%	100%	2,043
Open Frame Porch	1997	216	B 110	4,455	Avq.	96%	100%	100%	4,277
1 Story/BASEMENT	1997	468	B 110	40,590	Avq.	96%	97%	100%	37,797
2,148 SFLA									56,834
Outbuilding Total									56,834

Acpt Land 188,500 **Accepted Bldg** 210,300 **Total** 398,800

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 01/10/2003
Sale Price 25,000
Sale Type Land Only
Financing Assumed Mortgage
Verified Public Record
Validity Arms Length Sale

Reference 1 B9680P299

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.85	Acres-Rear Land 1-10	3,200.00	2,720	100%		2,720
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.85						Land Total 53,920

Dwelling Description

Replacement Cost New

Ranch	One Story	1,263 Sqft	Grade B 100	Base	126,801
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,975
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,983
Rooms	6	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	2	Plumbing	5,376
Attic	Full Finished			Attic	27,113
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,132
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	148,505
Functional Obsolescence						Value(Rcnld)
None						139,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2005	380	B 100	4,085	Avq.	97%	100%	100%	3,962
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2007	80	C 100	560	Avq.	97%	100%	100%	543
TWO STORY FRAME	2010	432	B 100	42,965	Avq.	97%	97%	100%	40,426
1.50 ST GARAGE..	2010	784	B 100	18,264	Avq.	97%	100%	100%	17,716
Carport/Canopy	2012	30	D 100	151	Avq.	97%	100%	100%	146
Carport/Canopy	2012	40	D 100	202	Avq.	97%	100%	100%	196
2,127 SFLA									Outbuilding Total 66,384

Acpt Land

53,900

Accepted Bldg

206,100

Total

260,000

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/04/2004
 Sale Price 28,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7851P211

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
1.43	Acres-Rear Land 1-10	3,200.00	4,576	100%		4,576
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 2.43						Land Total 55,776

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,092 Sqft	Grade B 100	Base	166,247
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,888
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	Floor & Stairs			Attic	3,914
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	183,500
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	170,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	840	B 100	19,569	Avq.	97%	100%	100%	18,982
Wood Deck	2006	384	B 100	4,129	Avq.	97%	100%	100%	4,005
Wood Deck	2006	230	B 100	2,472	Avq.	97%	100%	100%	2,398
2,184 SFLA									Outbuilding Total 25,385

Acpt Land 55,800 **Accepted Bldg** 196,300 **Total** 252,100

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Sale Data
Sale Date: 12/23/2014
Sale Price: 215,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Distressed Sale

Reference 1: B11885P270
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.68	Acres-Frontage 1	8,000.00	5,440	100%		5,440
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.68						Land Total 56,640

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade A 100	Base	182,365
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,954
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,344
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,976
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	202,047
Functional Obsolescence						Value(Rcnd)
None						192,066

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	2003	171	A 100	14,172	Avq.	97%	98%	100%	13,472
1.50 ST GARAGE..	2003	576	A 100	16,773	Avq.	97%	100%	100%	16,270
Frame Bay Window	2003	30	A 100	2,486	Avq.	97%	98%	100%	2,363
Frame Bay Window	2003	30	A 100	2,486	Avq.	97%	98%	100%	2,363
Wood Deck	2003	220	A 100	2,957	Avq.	97%	100%	100%	2,868
Wood Deck	2003	176	A 100	2,366	Avq.	97%	100%	100%	2,295
Wood Deck	2003	80	A 100	1,075	Avq.	97%	100%	100%	1,043
Frame Shed	2013	160	A 100	1,792	Avq.	97%	100%	100%	1,738
1,995 SFLA									Outbuilding Total 42,412

Acpt Land 56,600 **Accepted Bldg** 234,500 **Total** 291,100

Valuation Report

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1999
Sale Price 16,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6010P023

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	48,000.00	48,000	100%		48,000
0.36	Acres-Rear Land 1-10	3,200.00	1,152	100%		1,152
1.00	# -COMMON AREA	3,200.00	3,200	100%		3,200
Total Acres 1.36						Land Total 52,352

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 110	Base	151,738
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	5,683
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1999	0	GOOD	GOOD	Average	Typical	160,969	
Functional Obsolescence				Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	97%	100%	151,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1999	728	B 100	16,960	Avq.	97%	100%	100%	16,451
ONE STORY FRAME	2003	528	B 110	38,510	Avq.	97%	97%	100%	36,234
Open Frame Porch	2003	130	B 100	2,509	Avq.	97%	100%	100%	2,434
2,166 SFLA									Outbuilding Total 55,119

Acpt Land 52,400 **Accepted Bldg** 206,600 **Total** 259,000

Oakland
 Name: ALFOND YOUTH CENTER

Valuation Report

07/15/2016

Page 3520

Map/Lot: 032-087

Account: 3732 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Below StreetSteep
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 04/16/2003
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7383P175

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 48 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	3,200.00	1,152	30%	Topography	7,200
1.00	Acres-Rear Land 1-10	2,000.00	2,000	30%	Topography	600
Total Acres 2.00					Land Total	7,800

Acpt Land 7,800 **Accepted Bldg** 0 **Total** 7,800

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 08/01/2001
Sale Price 68,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6640P324
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
0.80	Acres-Rear Land 1-10	3,100.00	2,480	100%		2,480
Total Acres 1.80			Land Total			188,480

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,096 Sqft	Grade A 100	Base	208,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	822 Sqft, Grade A	Basement Gar	None	Fin Bsmt	18,413
Heating	100% Hot Water BB	Cooling	0%	Heat	8,642
Rooms	9	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,455
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	252,023
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	96%	100%	234,684	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2002	576	A 100	16,773	Avq.	97%	100%	100%	16,270
Wood Deck	2002	224	A 100	3,010	Avq.	97%	100%	100%	2,920
Wood Deck	2005	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,192 SFLA									24,588

Acpt Land 188,500 **Accepted Bldg** 259,300 **Total** 447,800

Valuation Report

Neighborhood 75 MCGRATH POND/BIRCH MDWS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/31/2015
 Sale Price 700,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12090P194
 Reference 2
 Tran/Land/Bldg 2 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	186,000	186,000	100%		186,000
1.00	Acres-Rear Land 1-10	3,100.00	3,100	100%		3,100
Total Acres 2.00					Land Total	189,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,688 Sqft	Grade A 100	Base	256,466
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1688 Sqft, Grade A	Basement Gar	None	Fin Bsmt	37,811
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,982
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,836
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	321,207
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	94% 100%	292,877

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.50 ST GARAGE..	2006	600	A 100	17,472	Avq.	97%	100%	100%	16,948
ONE STORY FRAME	2006	36	A 100	2,983	Avq.	97%	94%	100%	2,720
Open Frame Porch	2006	118	A 100	2,867	Avq.	97%	100%	100%	2,781
Open Frame Porch	2006	192	A 100	4,525	Avq.	97%	100%	100%	4,389
Wood Deck	2006	96	A 100	1,291	Avq.	97%	100%	100%	1,252
2,568 SFLA									28,090
Outbuilding Total									28,090

Acpt Land 189,100 **Accepted Bldg** 321,000 **Total** 510,100

Oakland
 Name: DAVIS, DONALD A. & DEBBIE

Valuation Report

07/15/2016

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Map/Lot: 033-001

Account: 2752 Card: 1 of 1

Location: 125 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 01/18/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12252P60
 Reference 2 GARAGE
 Tran/Land/Bldg 4 2 27
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	34,500.00	34,500	100%		34,500
2.59	Acres-Rear Land 1-10	2,300.00	5,957	100%		5,957
0.50	Acres-Homesite (Fract)	34,500.00	24,395	50%	Corner/Loc	12,198
Total Acres 4.09					Land Total	52,655

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
GARAGE FRAME ..	1982	1240	D 100	41,664	Poor	79%	70%	100%	23,040	
Frame Shed	2000	600	C 100	4,200	Avq.	97%	100%	100%	4,074	
Outbuilding Total									27,114	
Accpt Land		52,700		Accepted Bldg		27,100		Total	79,800	

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street:

Sale Data	
Sale Date	03/26/2013
Sale Price	3,000
Sale Type	Mobile Home
Financing	Cash Sale
Verified	Buyer
Validity	Other Non Valid

Reference 1: BOS 3/26/13
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,472 Sqft	Grade C 100	Base	109,995
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	0	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2015	0	None	None	Average	Typical	92,019				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
Incomplete	None	97%	39%	100%	34,811					
Outbuildings/Additions/Improvements					Percent Good		Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1983	14X67	C 100	24,270	Fair	35%	100%	100%	8,494	
Wood Deck	2013	72	C 100	605	Ava.	97%	100%	100%	587	
2,410 SFLA									9,081	
Acpt Land				0	Accepted Bldg		43,900	Total		43,900

Oakland
 Name: DAVIS, DONALD A.

Valuation Report

07/15/2016

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Map/Lot: 033-002

Account: 2758 Card: 1 of 1

Location: 137 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use MOBILE HOME PARK
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/01/1995
 Sale Price 100,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4901P320
 Reference 2 DAVIS MH PARK
 Tran/Land/Bldg 1 1 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 1

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
13.00	Sites-Mobile Home Site	10,000.00	130,000	100%			130,000
Total Acres 0.00					Land Total		130,000
Acpt Land		130,000	Accepted Bldg		0	Total	130,000

Oakland
 Name: CHIOTT, PATRICK

Valuation Report

07/15/2016

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Map/Lot:

033-002-01

Account: 3757 Card: 1 of 1

Location:

131 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1996
 Sale Price 4,100
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Other Non Valid

Reference 1 DAVIS MOBILE HOME PARK

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1987	14X57	D 100	15,999	Avq-	45%	100%	90%	6,480
Wood Deck	1987	24	D 100	161	Avq-	45%	100%	90%	65
Frame Shed	2010	64	C 100	448	Avq.	97%	100%	90%	392
798 SFLA									
						Outbuilding Total			6,937
Accpt Land			0	Accepted Bldg		6,900	Total		6,900

Oakland
 Name: MARSTON, JARED JR.

Valuation Report

07/15/2016

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Map/Lot:

033-002-02

Account: 3968 Card: 1 of 1

Location: 131 SMITHFIELD ROAD, LOT 02

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 12/10/2015
 Sale Price 1,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 1974 Hillcrest Ser#HP4734F 2bd 1bth

Reference 2 BOS 12/10/15 wh/rd/gable roof

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1974	12X60	C 100	19.088	Ava.	55%	100%	90%	9,449
MH GABLE ROOF...	1974	720	C 100	4.032	Ava-	80%	100%	90%	2,903
720 SFLA						Outbuilding Total			12,352
Acpt Land		0	Accepted Bldg		12,400	Total			12,400

Oakland
 Name: ADAMS, VIRGINIA

Valuation Report

07/15/2016

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Map/Lot:

033-002-03

Account: 4096 Card: 1 of 1

Location: 131 SMITHFIELD ROAD, LOT 3

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street

Sale Data
 Sale Date 03/31/2013
 Sale Price 2,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 BOS 03/31/2013 1975 Newport 12x56

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
12 Mobile Home.	1975	12X56	C 100	18,092	Avq-	45%	100%	90%	7,327	
Frame Shed	1975			----- S O U N D V A L U E -----					100	
Wood Deck	2007	80	D 100	538	Fair	95%	100%	90%	460	
672 SFLA										
Accpt Land						0	Accepted Bldg		7,900	Total
									7,900	

Oakland
 Name: ADAMS, WESLEY

Valuation Report

07/15/2016

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Map/Lot:

033-002-04

Account: 4146 Card: 1 of 1

Location:

131 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
12 Mobile Home.	1983	12X56	B 100	20,563	Avq.	55%	100%	90%	10,179	
Open Frame Porch	2003	100	D 100	1,232	Avq.	97%	100%	90%	1,076	
Frame Shed	1983								100	
672 SFLA						----- S O U N D V A L U E -----				
									Outbuilding Total	
									11,355	
Acpt Land			0			11,400	Total		11,400	

Oakland
 Name: MARSTON, JARED, SR.

Valuation Report

07/15/2016

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Map/Lot:

033-002-05

Account: 4617 Card: 1 of 1

Location:

131 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/2015
 Sale Price 0
 Sale Type Mobile Home
 Financing FHA or VA
 Verified Buyer
 Validity Related Parties

Reference 1 1989 Zimmerman 14x67 3bd/2bth
 Reference 2 wh/bk
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X67	C 100	24.270	Ava.	55%	100%	90%	12,014
ONE STORY FRAME	1989	160	D 100	6.630	Ava.	91%	100%	90%	5,430
1,098 SFLA									
						Outbuilding Total			17,444
Acpt Land			0	Accepted Bldg		17,400	Total		17,400

Oakland
 Name: MCDANIEL, GARY L. SR.

Valuation Report

07/15/2016

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Map/Lot:

033-002-06

Account: 1501 Card: 1 of 1

Location:

131 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 DAVIS MOBILE HOME PARK

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1992	14X66	A 100	34.133	Ava.	55%	100%	90%	16,896
Wood Deck	1992	160	C 100	1,344	Ava.	85%	100%	90%	1,028
Frame Shed	1992					- - - - S O U N D V A L U E - - - -			
Wood Deck	2003	64	D 100	430	Ava.	97%	100%	90%	375
924 SFLA						Outbuilding Total			18,399
Acpt Land			0	Accepted Bldg			18,400	Total	18,400

Oakland
 Name: WHITE, SUSAN

Valuation Report

07/15/2016

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Map/Lot:

033-002-07

Account: 3410 Card: 1 of 1

Location:

131 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/08/2011
 Sale Price 7,500
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 BOS 6/8/11

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1979	14X66	D 100	17.952	Avq-	45%	100%	90%	7.271
ONE STORY FRAME	1979	160	D 100	6.630	Avq-	45%	100%	90%	2.686
Frame Shed	1979								100
1,084 SFLA						----- SOUND VALUE -----			
							Outbuilding Total		10,057
Accpt Land			0				Accepted Bldg		10,100
						10,100	Total		10,100

Oakland
 Name: HEALD, JASON

Valuation Report

07/15/2016

Page 3533

Map/Lot:

033-002-08

Account: 4591 Card: 1 of 1

Location:

131 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 2 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
16 Mobile Home.	2006	16X70	B 100	32,925	Avq.	76%	100%	90%	22,521
Frame Shed	2012	128	B 100	1,147	Avq.	97%	100%	90%	1,002
Frame Shed	2012	49	B 100	440	Avq.	97%	100%	90%	384
Wood Deck	2013	96	C 100	806	Avq.	97%	100%	90%	704
1,120 SFLA									
						Outbuilding Total			24,611
Acpt Land			0	Accepted Bldg		24,600	Total		24,600

Oakland
 Name: BOLDUC, CARLIE

Valuation Report

07/15/2016

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Map/Lot:

033-002-1

Account: 4201 Card: 1 of 1

Location:

137 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 02/28/2011
 Sale Price 4,500
 Sale Type Mobile Home
 Financing Conventional
 Verified Seller
 Validity Arms Length Sale

Reference 1
 Reference 2 BOS 02-28-2011
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1974	12X56	D 100	13,582	Ava.	55%	100%	90%	6,723
MH GABLE ROOF...	1974	672	D 100	3,010	Ava.	82%	100%	90%	2,221
Wood Deck	2004	70	D 100	470	Ava.	97%	100%	90%	410
Wood Deck	2007	80	C 100	672	Ava.	97%	100%	90%	587
672 SFLA									
						Outbuilding Total			9,941
Acpt Land			0	Accepted Bldg		9,900	Total		9,900

Oakland
 Name: WILLIAMS, LAUREL

Valuation Report

07/15/2016

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Map/Lot:

033-002-10

Account: 3966 Card: 1 of 1

Location:

131 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 04/27/2012
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: DAVIS MOBILE HOME PARK

Reference 2:

Tran/Land/Bldg: 2 1 9

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1991	14X66	B 100	27,280	Avg.	55%	100%	90%	13,504
Wood Deck	1999	80	C 100	672	Avg.	97%	100%	90%	587
Frame Shed	1991	64	D 100	358	Avg.	91%	100%	90%	293
924 SFLA									
						Outbuilding Total			14,384
Accpt Land			0	Accepted Bldg		14,400	Total		14,400

Oakland
 Name: FARMER, ELIZABETH ELKINS

Valuation Report

07/15/2016

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Map/Lot: 033-002-2

Account: 4421 Card: 1 of 1

Location: 137 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 02/26/2014
 Sale Price: 16,995
 Sale Type: Mobile Home
 Financing: Seller Financed
 Verified: Seller
 Validity: Arms Length Sale

Reference 1: BOS 2/26/14 1992 Redman 14x70 3 bd, 1
 Reference 2: Ser#01-42-101041 Gy
 Tran/Land/Bldg: 2 1 9
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1992	14X66	B 100	27,280	Fair	35%	100%	90%	8,593
Wood Deck	2008	64	C 100	538	Fair	95%	100%	90%	460
Frame Shed	1992			----- S O U N D V A L U E -----					200
Wood Deck	2009	64	C 100	538	Avq-	96%	100%	90%	464
924 SFLA								Outbuilding Total	9,717
Acpt Land			0	Accepted Bldg		9,700	Total		9,700

Oakland
 Name: MARSTON, DEAN

Valuation Report

07/15/2016

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Map/Lot:

033-002-3

Account: 4338 Card: 1 of 1

Location:

137 SMITHFIELD ROAD

Neighborhood 96 DAVIS MH PARK

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/12/2008
 Sale Price 11,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS 08/12/2008

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1980	14X60	C 100	22,240	Ava.	55%	100%	90%	11,009
Wood Deck	2005	80	C 100	672	Ava.	97%	100%	90%	587
Wood Deck	2010	192	B 100	2,065	Ava.	97%	100%	90%	1,803
840 SFLA									
Outbuilding Total									13,399
Acpt Land			0	Accepted Bldg		13,400	Total		13,400

Oakland
 Name: WINTERS, JAMES I.

Valuation Report

07/15/2016

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Map/Lot: 033-003

Account: 873 Card: 1 of 1

Location: 141 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2075P225
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347	100%		20,347
Total Acres 0.46						Land Total
						20,347

Dwelling Description

Replacement Cost New

Conventional	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	Location	83%	100%	95%	63,727				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1975	672	D 100	7,526	Avg.	75%	100%	95%	5,362
960 SFLA						Outbuilding Total			5,362

Acpt Land	20,300	Accepted Bldg	69,100	Total	89,400
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Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/02/2002
 Sale Price: 40,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B6896P010

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	30,000.00	20,347 100%		20,347
Total Acres 0.46				Land Total	20,347

Dwelling Description

Replacement Cost New

Ranch	One Story	1,022 Sqft	Grade D 100	Base	65,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,585
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2009	0	GOOD	GOOD	Average	Typical	59,251			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	57,473				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1976	120	C 100	840	Avq.	84%	100%	100%	706
Carport/Canopy	1976	224	C 100	1,411	Avq.	84%	100%	100%	1,185
Frame Garage	1976	672	C 100	9,408	Avq.	84%	100%	100%	7,903
1,022 SFLA									
Outbuilding Total								9,794	

Acpt Land 20,300 **Accepted Bldg** 67,300 **Total** 87,600

Oakland
 Name: JOHNSTON, BECKY R.

Valuation Report

07/15/2016

Page 3540

Map/Lot: 033-005

Account: 817 Card: 1 of 1

Location: 155 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 07/27/2007
 Sale Price: 60,250
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9447P316
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.84	Acres-Rear Land 1-10	2,000.00	1,680	100%		1,680
Total Acres 1.84			Land Total			31,680

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	One & 1/2 Story ALUM/VINYL 1 OTHER Units-0	744 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	84,696 0 0 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,750
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	1970	TYPICAL	TYPICAL	Fair	Typical	89,126			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	50%	100%	100%	44,563				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1940	384	D 100	4,301	Fair	50%	100%	100%	2,150
Frame Shed	1940	176	D 100	986	Fair	50%	100%	100%	493
1,116 SFLA									
Outbuilding Total								2,643	

Acpt Land 31,700 **Accepted Bldg** 47,200 **Total** 78,900

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
Topography: Above Street Steep
Utilities: Drilled Well Septic System
Street: Paved

Sale Data
Sale Date: 07/26/2006
Sale Price: 175,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B9006P187

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
6.93	Acres-Rear Land 1-10	2,000.00	13,860	100%		13,860
Total Acres 7.93			Land Total			43,860

Dwelling Description

Replacement Cost New

Log	Two Story	945 Sqft	Grade C 110	Base	127,928
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	709 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,919
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,123
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	149,052
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	98%	100%	130,003	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	584	C 110	5,396	Avq.	89%	100%	100%	4,802
Open Frame Porch	2000	372	C 110	5,883	Avq.	97%	100%	100%	5,707
Frame Garage	2012	816	B 100	14,623	Avq.	97%	100%	100%	14,184
Swimming Pool	2012	1632	C 100	7,000	Avq.	97%	100%	100%	6,790
Patio	2012	384	C 100	1,075	Avq.	97%	100%	100%	1,043
Outbuilding Total									32,526

Acpt Land

43,900

Accepted Bldg

162,500

Total

206,400

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
Topography: Above Street Steep
Utilities: Drilled Well Septic System
Street: Paved

Sale Data
Sale Date: 09/09/2010
Sale Price: 58,000
Sale Type: Land & Buildings
Financing: Unknown
Verified: Public Record
Validity: Other Non Valid

Reference 1: B10533P329
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	30,000.00	29,394 100%		29,394
Total Acres 0.96				Land Total	29,394

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	675 Sqft	Grade C 100	Base	85,260
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,922
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	76,178
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	72,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
12 Mobile Home.	1967	12X32	C 100	12,116	Avq-	45%	100%	100%	5,452
ONE STORY FRAME	2005	320	D 100	13,261	Avq.	97%	98%	100%	12,606
1.50 ST GARAGE..	1985	624	C 100	11,357	Avq.	85%	100%	100%	9,653
Wood Deck	2010	980	C 100	8,232	Avq.	97%	100%	100%	7,985
Jacuzzi #	2010	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2005			----- S O U N D V A L U E -----				600	
Wood Deck	2008	84	D 100	564	Fair	95%	100%	100%	536
Frame Shed	2005	100	C 100	700	Avq.	97%	100%	100%	679
Encl Frame Porch	2013	72	D 100	1,725	Avq-	96%	100%	100%	1,656
1,885 SFLA									
Outbuilding Total									42,562

Acpt Land	29,400	Accepted Bldg	115,000	Total	144,400
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Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B10415P259
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.36	Acres-Rear Land 1-10	2,000.00	720	100%		720
Total Acres 1.36			Land Total			30,720

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 100	Base	106,022
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,992
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1998	0	GOOD	GOOD	Average	Typical	101,194	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		96%	99%	100%	96,175

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1998	88	C 100	4,558	Avq.	96%	99%	100%	4,332
Encl Frame Porch	1998	176	C 100	5,068	Avq.	96%	100%	100%	4,865
1.50 ST GARAGE..	2003	576	C 100	10,483	Avq.	97%	100%	100%	10,169
Wood Deck	2013	176	C 100	1,478	Avq.	97%	100%	100%	1,434
Frame Shed	2012	96	C 100	672	Avq.	97%	100%	100%	652
Outbuilding Total									21,452

Acpt Land	30,700	Accepted Bldg	117,600	Total	148,300
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Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography LevelAbove Street
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2969P302
Reference 2 SEPTIC SYSTEM GRANT 9/21/00
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	30,000.00	17,748	100%		17,748
Total Acres 0.35						17,748

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	792 Sqft	Grade D 100	Base		76,280
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	Dry None	Basement		-9,314
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-4,269
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1950	TYPICAL	TYPICAL	Average	Typical	62,697
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		65%	100%	100%
						40,753

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
ONE STORY FRAME	1950	156	D 100	6,465	Avq.	65%	100%	100%	4,202
Open Frame Porch	1950	72	D 100	918	Avq.	65%	100%	100%	597
Frame Shed	1950	40	D 100	224	Avq.	70%	100%	100%	157
Frame Garage	1950	357	C 100	4,998	Avq.	70%	100%	100%	3,499
Encl Frame Porch	1997	96	D 100	2,262	Avq.	96%	100%	100%	2,172
1,542 SFLA									
Outbuilding Total									10,627

Acpt Land	17,700	Accepted Bldg	51,400	Total	69,100
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Oakland
 Name: SAVAGE, TODD W.

Valuation Report

07/15/2016

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Map/Lot: 033-010

Account: 2696 Card: 1 of 1

Location: 23 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B4609P199

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	24,000.00	20,646	100%		20,646
Total Acres 0.74						20,646

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1990	14X68	C 100	24,560	Ava.	55%	100%	100%	13,508
ONE STORY FRAME	1990	100	C 100	5,180	Ava.	92%	100%	100%	4,766
ONE STORY FRAME	1990	112	D 100	4,641	Ava.	92%	100%	100%	4,270
ONE STORY FRAME	1990	384	D 100	15,912	Ava.	92%	100%	100%	14,639
Wood Deck	2004	708	C 100	5,947	Fair	95%	100%	100%	5,650
Frame Garage	1990	672	C 100	9,408	Ava.	92%	100%	100%	8,655
Frame Garage	2000	336	C 100	4,704	Ava.	97%	100%	100%	4,563
GARAGE FRAME ..	2004	1520	C 100	63,840	Ava.	97%	100%	100%	61,925
Carport/Canopy	1990	80	D 100	403	Ava.	92%	100%	100%	371
1,548 SFLA									118,347

Acpt Land	20,600	Accepted Bldg	118,300	Total	138,900
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Oakland
Name: SAVAGE, TODD

Valuation Report

07/15/2016

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Map/Lot: 033-011

Account: 2706 Card: 1 of 1

Location: 31 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 04/18/2003
Sale Price 20,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B7381P274

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.63	Acres-Homesite (Fract)	24,000.00	19,049	100%		19,049	
Total Acres 0.63				Land Total		19,049	
Acpt Land		19,000	Accepted Bldg		0	Total	19,000

Oakland
 Name: SAVAGE, BRUCE

Valuation Report

07/15/2016

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Map/Lot:

033-011-A

Account: 3177 Card: 1 of 1

Location:

31 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 02/14/2008
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9661P274

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1972	12X50	D 100	12,460	Fair	35%	80%	100%	3,489
ONE STORY FRAME	2003	96	D 100	3,979	Fair	95%	50%	100%	1,890
Wood Deck	2004	380	E 100	1,596	Poor	94%	100%	100%	1,500
ONE STORY FRAME	2009	240	D 100	9,946	Fair	95%	50%	100%	4,724
MH GABLE ROOF...	2009	600	D 100	2,688	Avg-	96%	50%	100%	1,290
936 SFLA									
						Outbuilding Total			12,893
Acpt Land			0	Accepted Bldg		12,900	Total		12,900

Valuation Report

Account: 2715 Card: 1 of 1

Location: 35 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/18/2005
 Sale Price 38,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9529P055

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	24,000.00	19,936	100%		19,936
Total Acres 0.69						19,936

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1988	14X68	B 100	27,940	Ava.	55%	100%	100%	15,367
Frame Garage	2006	576	C 100	8,064	Ava.	97%	100%	100%	7,822
ONE STORY FRAME	2012	160	C 100	8,288	Ava.	97%	100%	100%	8,039
Frame Shed	2014	120	C 100	840	Ava.	97%	60%	100%	489
Outbuilding Total									31,717

Acpt Land	19,900	Accepted Bldg	31,700	Total	51,600
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Oakland
 Name: ST. AMAND, TAMERA M.

Valuation Report

07/15/2016

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Map/Lot: 033-013

Account: 3209 Card: 1 of 1

Location: 41 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 03/26/2003
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 BOS 3/26/04
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	24,000.00	19,645	100%		19,645
Total Acres 0.67						19,645

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1980	14X56	D 100	15,782	Ava.	55%	100%	100%	8,680
Encl Frame Porch	1980	144	D 100	3,338	Ava.	86%	100%	100%	2,871
MH GABLE ROOF...	1998	784	C 100	4,390	Ava.	96%	100%	100%	4,214
ONE STORY FRAME	1998	560	D 100	23,206	Ava.	96%	100%	100%	22,278
Frame Shed	2014	96	C 100	672	Ava.	97%	60%	100%	391
1,344 SFLA						Outbuilding Total			38,434
Acpt Land		19,600		Accepted Bldg		38,400		Total	58,000

Oakland
 Name: HUJARA, THOMAS M. III

Valuation Report

07/15/2016

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Map/Lot: 033-014

Account: 3199 Card: 1 of 1

Location: 47 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/10/2006
 Sale Price 48,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B8798P233

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	24,000.00	21,466	100%		21,466
Total Acres 0.80						21,466

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1991	14X68	C 100	24,560	Fair	35%	75%	100%	6,447
ONE STORY FRAME	2000	192	D 100	7,956	Avg.	97%	50%	100%	3,858
Wood Deck	2000	192	D 100	1,291	Avg.	97%	100%	100%	1,252
Frame Shed	1991								200
----- S O U N D V A L U E -----									200
1,144 SFLA									11,757

Acpt Land	21,500	Accepted Bldg	11,800	Total	33,300
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Oakland
 Name: HALL, JEFFREY

Valuation Report

07/15/2016

Page 3551

Map/Lot: 033-015

Account: 3198 Card: 1 of 1

Location: 53 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/15/2008
 Sale Price 21,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9730P022
 Reference 2 BOS 05/21/2008 ON MH
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	24,000.00	21,600	100%		21,600
Total Acres 0.81						21,600
						Land Total
						21,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Shed	1993	64	D 100	358	Avq.	94%	100%	100%	337
10 Mobile Home.	1961	10X47	D 100	10,629	Avq.	55%	100%	100%	5,846
Encl Frame Porch	1980	24	D 100	650	Avq.	86%	100%	100%	559
MH GABLE ROOF...	1980	470	C 100	2,632	Avq.	86%	100%	100%	2,264
470 SFLA						Outbuilding Total			9,006
Accpt Land		21,600	Accepted Bldg		9,000	Total		30,600	

Oakland
 Name: VIGUE, DANA

Valuation Report

07/15/2016

Page 3552

Map/Lot:

033-016

Account: 2756 Card: 1 of 1

Location:

ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B3346P329

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	24,000.00	18,435	80%	Vacancy	0
0.59	Acres-Homesite (Fract)	2,000.00	720	40%	Topography	5,899
Total Acres 0.59					Land Total	5,899

Acpt Land	5,900	Accepted Bldg	0	Total	5,900
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Oakland
 Name: BICKFORD, ROGER A.

Valuation Report

07/15/2016

Page 3553

Map/Lot: 033-017

Account: 2767 Card: 1 of 1

Location: 63 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 08/01/1993
 Sale Price: 7,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1: B4471P323
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	24,000.00	20,080	100%		20,080
Total Acres 0.70						20,080

Dwelling Description

Replacement Cost New

Conventional	One Story	576 Sqft	Grade C 100	Base	54,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,467
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	46,335
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
95%						
Func. %						Value
100%						
Econ. %						Rcnld
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Encl Frame Porch	1995	63	C 100	1,904	Avq.	95%	100%	100%	1,809
Frame Shed	1970	228	D 100	1,277	Avq.	80%	100%	100%	1,022
Frame Shed	1980	168	C 100	1,176	Avq.	86%	100%	100%	1,011
Frame Garage	1999	780	C 100	10,920	Avq.	97%	100%	100%	10,592
ONE STORY FRAME	2005	216	C 100	11,189	Avq.	97%	100%	100%	10,853
Frame Garage	2005								200
----- S O U N D V A L U E -----									200
792 SFLA									25,487

Acpt Land	20,100	Accepted Bldg	69,500	Total	89,600
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Oakland
 Name: WATKINS, LEWIS B., JR.

Valuation Report

07/15/2016

Page 3554

Map/Lot: 033-018

Account: 2776 Card: 1 of 1

Location: 50 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 11/11/2005
 Sale Price 24,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9065P151

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	24,000.00	21,060	100%		21,060
Total Acres 0.77						21,060

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1980	14X71	C 100	25,430	Ava.	55%	100%	100%	13,987
MH GABLE ROOF...	1980	994	C 100	5,566	Ava.	86%	100%	100%	4,787
ONE STORY FRAME	2011	144	D 100	5,967	Ava-	96%	100%	100%	5,728
1,138 SFLA									24,502
Outbuilding Total									24,502

Accpt Land	21,100	Accepted Bldg	24,500	Total	45,600
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Oakland
 Name: WATKINS, DONNA FAY

Valuation Report

07/15/2016

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Map/Lot: 033-019

Account: 3964 Card: 1 of 1

Location: 44 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 11/11/2005
 Sale Price 25,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9065P148

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	24,000.00	20,646	100%		20,646
Total Acres 0.74						20,646

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
10 Mobile Home.	1961	10X52	D 100	11,514	Fair	35%	100%	100%	4,030
MH GABLE ROOF...	1961	520	D 100	2,330	Fair	64%	100%	100%	1,491
ONE STORY FRAME	1961	96	D 100	3,979	Fair	64%	100%	100%	2,547
Frame Garage	2008	384	D 100	4,301	Avg-	96%	75%	100%	3,097
616 SFLA						Outbuilding Total			11,165

Acpt Land	20,600	Accepted Bldg	11,200	Total	31,800
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Oakland
 Name: ROSCOE, TAMMY

Valuation Report

07/15/2016

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Map/Lot: 033-020

Account: 2795 Card: 1 of 1

Location: 40 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1997
 Sale Price 7,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8358P156

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	24,000.00	22,386	100%		22,386
Total Acres 0.87						22,386

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1997	14X66	B 100	27,280	Avq.	57%	100%	100%	15,577
Frame Shed	1997			----- S O U N D V A L U E -----					100
Frame Garage	2004	384	D 100	4,301	Avq.	97%	90%	100%	3,755
924 SFLA									19,432

Acpt Land	22,400	Accepted Bldg	19,400	Total	41,800
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Valuation Report

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/26/2012
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11023P266
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	24,000.00	19,498 100%		19,498
Total Acres 0.66				Land Total	19,498

Dwelling Description

Replacement Cost New

Ranch	One Story	1,896 Sqft	Grade D 100	Base	108,891
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-15,926
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,896	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1992	0	GOOD	GOOD	Average	Typical	92,965	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		Location		93%	98%	90%	76,255

Acpt Land 19,500 **Accepted Bldg** 76,300 **Total** 95,800

Oakland
 Name: BEAULIEU, KAREN M.

Valuation Report

07/15/2016

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Map/Lot:

033-022

Account: 2157 Card: 1 of 1

Location:

13 AUDREY LANE

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/1996
 Sale Price 45,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B5204P150
 Reference 2 B10864P270
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000	
0.60	Acres-Rear Land 1-10	1,600.00	960	100%		960	
Total Acres 1.60						Land Total	24,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
						Phy	Func	Econ		
14 Mobile Home.	1989	14X64	A 100	33,307	Avq.	55%	100%	100%	18,319	
Wood Deck	1990	120	C 100	1,008	Avq.	92%	100%	100%	927	
Frame Shed	1990	64	C 100	448	Avq.	80%	100%	100%	358	
ONE STORY FRAME	2006	840	C 100	43,512	Avq.	97%	90%	100%	37,986	
Open Frame Porch	2006	56	C 100	924	Avq.	97%	90%	100%	806	
1,736 SFLA									Outbuilding Total	58,396

Acpt Land 25,000 **Accepted Bldg** 58,400 **Total** 83,400

Oakland
 Name: PELLETIER, KATE L.

Valuation Report

07/15/2016

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Map/Lot:

033-024

Account: 2876 Card: 1 of 1

Location:

AUDREY LANE

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/21/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10427P301
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	24,000.00	21,600	80%	Vacancy	17,280
Total Acres 0.81					Land Total	17,280
Acpt Land		17,300	Accepted Bldg		0	Total
						17,300

Oakland
 Name: PELLETIER, KATE L.

Valuation Report

07/15/2016

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Map/Lot:

033-025

Account: 2520 Card: 1 of 1

Location:

12 AUDREY LANE

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/21/2010
 Sale Price 58,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10427P301

Reference 2

Tran/Land/Bldg 2 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.49	Acres-Rear Land 1-10	1,600.00	784	100%		784
Total Acres 1.49					Land Total	24,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1985	14X66	A 100	34,133	Avg.	55%	100%	100%	18,773
Frame Shed	1992	64	C 100	448	Avg.	95%	100%	100%	426
Frame Shed	1992	100	C 100	700	Avg.	75%	100%	100%	525
Encl Frame Porch	2000	128	C 100	3,724	Avg.	97%	100%	100%	3,612
Frame Garage	2000	576	C 100	8,064	Avg.	97%	100%	100%	7,822
924 SFLA									31,158
						Outbuilding Total			31,158

Acpt Land	24,800	Accepted Bldg	31,200	Total	56,000
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Oakland
 Name: LEIGHTON, NANCY C.

Valuation Report

07/15/2016

Page 3561

Map/Lot: 033-027

Account: 2083 Card: 1 of 1

Location: 20 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/01/2001
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6548P035

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	24,000.00	19,936	100%		19,936
Total Acres 0.69						19,936

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1990	14X67	B 100	27,610	Ava.	55%	100%	100%	15,186	
Wood Deck	2010	80	C 100	672	Ava.	97%	100%	100%	652	
Frame Shed	2010			---- S O U N D V A L U E ----					200	
Open Frame Porch	2013			---- S O U N D V A L U E ----					1,000	
Wood Deck	2001	30	C 100	252	Ava.	97%	100%	100%	244	
938 SFLA									17,282	
Acpt Land		19,900	Accepted Bldg		17,300	Total			37,200	

Oakland
 Name: CUMMINGS, ROBERT

Valuation Report

07/15/2016

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Map/Lot: 033-028

Account: 2106 Card: 1 of 1

Location: 10 ELIZABETH STREET

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/01/1997
 Sale Price 5,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	100%		24,000
0.10	Acres-Rear Land 1-10	1,600.00	160	100%		160
Total Acres 1.10					Land Total	24,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1985	14X67	B 100	27,610	Avq.	55%	100%	100%	15,186
Frame Shed	1985	144	D 100	806	Avq-	60%	100%	100%	484
Wood Deck	1985	384	D 100	2,580	Same	55%	100%	100%	1,419
Frame Shed	2012	360	D 100	2,016	Avq.	97%	50%	100%	978
Open Frame Porch	2001	192	C 100	2,828	Avq.	97%	100%	100%	2,743
938 SFLA									
						Outbuilding Total			20,810

Acpt Land 24,200 **Accepted Bldg** 20,800 **Total** 45,000

Oakland
 Name: DROUIN, GILBERT, HEIRS OF

Valuation Report

07/15/2016

Page 3563

Map/Lot: 033-029

Account: 2033 Card: 1 of 1

Location: 4 ELIZABETH STREET

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1996
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5187P001

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.43					Land Total	30,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1984	14X68	C 100	24,560	Avg.	55%	100%	100%	13,508
Wood Deck	1984	96	C 100	806	Same	55%	100%	100%	443
Frame Shed	1984	64	D 100	358	Avg.	70%	100%	100%	251
952 SFLA									14,202
						Outbuilding Total			14,202

Acpt Land 30,900 **Accepted Bldg** 14,200 **Total** 45,100

Oakland
 Name: GOOLDRUP, GARY

Valuation Report

07/15/2016

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Map/Lot: 033-030

Account: 736 Card: 1 of 1

Location: 207 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3572P255

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	30,000.00	13,748	100%		13,748
Total Acres 0.21						13,748

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1977	14X61	D 100	16,867	Ava.	55%	100%	100%	9,277
Open Frame Porch	2003	56	D 100	739	Ava-	96%	100%	100%	709
Frame Garage	1990	608	C 100	8,512	Ava.	92%	100%	100%	7,831
Frame Shed	1990	225	E 100	787	Ava.	92%	100%	100%	724
Carport/Canopy	2010								500
----- S O U N D V A L U E -----									500
854 SFLA									19,041
Acpt Land		13,700	Accepted Bldg		19,000	Total			32,700

Oakland
 Name: SAVAGE, TODD

Valuation Report

07/15/2016

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Map/Lot: 033-031

Account: 3721 Card: 1 of 1

Location: SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 1988
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/14/2015
 Sale Price 12,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11899P194
 Reference 2
 Tran/Land/Bldg 4 6 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
211.00	Acres-Mixed Wood	383.00	80,813	100%		80,813
6.00	Acres-Rear Land 1-10	2,000.00	12,000	100%		12,000
Total Acres 217.00					Land Total	92,813

Acpt Land 92,800 **Accepted Bldg** 0 **Total** 92,800

Oakland
 Name: BICKFORD, GAREY

Valuation Report

07/15/2016

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Map/Lot:

033-031-1

Account: 2045 Card: 1 of 1

Location:

30 AUDREY LANE

Neighborhood 40 ELIZABETH-AUDREY

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B3233P14 B5296P338
 Reference 2 Active military
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 25 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	110%	View/Envir	26,400
10.00	Acres-Rear Land 1-10	1,600.00	16,000	100%		16,000
5.80	Acres-Rear Land 11-20	480.00	2,784	100%		2,784
Total Acres 16.80			Land Total			45,184

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	86,617
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,839
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1989	0	TYPICAL	TYPICAL	Below Average	Typical	89,456			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)		
STYLE.....		None		89%	90%	100%	71,654		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Wood Deck	1989	240	C 100	2,016	Avq-	89%	90%	100%	1,615
GD POLE SHED....	1989	240	C 100	1,680	Avq.	91%	100%	100%	1,529
Frame Shed	1989			----- S O U N D V A L U E -----					200
Frame Garage	1989	720	B 100	12,902	Avq.	91%	100%	100%	11,741
1,152 SFLA									Outbuilding Total
									15,085
Acpt Land		45,200	Accepted Bldg		86,700	Total			131,900

Oakland
 Name: PRIME CAPITAL CORPORATION

Valuation Report

07/15/2016

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Map/Lot:

033-031-3

Account: 2082 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	09/01/1994
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B4775P033

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
57.90	REAR2-Rear 21+	500.00	28,950	100%		28,950
Total Acres 77.90					Land Total	54,950

Acpt Land	55,000	Accepted Bldg	0	Total	55,000
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Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 11/01/1998
Sale Price 56,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5788P260
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.10	Acres-Rear Land 1-10	2,000.00	8,200	100%		8,200
Total Acres 5.10			Land Total			38,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,248 Sqft	Grade D 100	Base	76,957
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1990	0	TYPICAL	TYPICAL	Average	Typical	70,170			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
None		None		92%	100% 100%	64,556			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1996	400	D 100	4,480	Avq.	95%	100%	100%	4,256
Wood Deck	1999	168	C 100	1,411	Avq.	97%	100%	100%	1,369
Encl Frame Porch	2001	80	C 100	2,380	Avq.	97%	100%	100%	2,309
1,248 SFLA						Outbuilding Total			7,934

Acpt Land 38,200 **Accepted Bldg** 72,500 **Total** 110,700

Oakland
 Name: WILDE, JUDITH C.

Valuation Report

07/15/2016

Page 3569

Map/Lot: 033-032

Account: 1801 Card: 1 of 1

Location: 213 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/17/2006
 Sale Price 68,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B9155P343

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
9.48	Acres-Rear Land 1-10	2,000.00	18,960	100%		18,960
Total Acres 11.48					Land Total	60,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1979	12X60	D 100	14.330	Ava.	55%	100%	100%	7,882
ONE STORY FRAME	1979	768	D 100	31.826	Ava.	85%	100%	100%	27,052
Wood Deck	1979	168	D 100	1.128	Ava.	85%	100%	100%	959
Wood Deck	1979	36	D 100	242	Ava.	85%	100%	100%	206
Frame Shed	1979	192	C 100	1.344	Ava.	85%	100%	100%	1,142
Frame Shed	2005	192	C 100	1.344	Ava.	97%	100%	100%	1,304
1,488 SFLA						Outbuilding Total			38,545

Acpt Land 61,000 **Accepted Bldg** 38,500 **Total** 99,500

Oakland
 Name: WILDE, JUDITH C.

Valuation Report

07/15/2016

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Map/Lot: 033-032-1

Account: 2319 Card: 1 of 1

Location: 235 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/28/2012
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B10996P220
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
Total Acres 1.00						30,000

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1989	14X68	A 100	34.959	Ava.	55%	100%	100%	19.227
MH SLAB.....	1997	952	C 100	3.332	Ava.	96%	100%	100%	3.199
Frame Shed	1989	168	C 100	1.176	Ava.	91%	100%	100%	1.070
ONE STORY FRAME	2013	264	B 100	17.504	Ava.	97%	100%	100%	16.979
Wood Deck	2013	144	C 100	1.210	Ava.	97%	100%	100%	1.174
Frame Garage	2013	576	B 100	10.322	Ava.	97%	100%	100%	10.012
1,216 SFLA									51,661

Acpt Land	30,000	Accepted Bldg	51,700	Total	81,700
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Oakland
 Name: WILDE, JUDITH C.

Valuation Report

07/15/2016

Page 3571

Map/Lot:

033-032-A

Account: 2751 Card: 1 of 1

Location:

211 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/17/2006
 Sale Price 0
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9155P343

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
12 Mobile Home.	1972	12X65	D 100	15.265	Ava.	55%	100%	100%	8,396
MH GABLE ROOF...	1979	780	C 100	4.368	Ava.	85%	100%	100%	3,713
Wood Deck	1979	250	D 100	1.680	Ava.	85%	100%	100%	1,428
780 SFLA									
						Outbuilding Total			13,537
Acpt Land			0	Accepted Bldg		13,500	Total		13,500

Oakland
 Name: AXTELL, JOHN E.

Valuation Report

07/15/2016

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Map/Lot:

033-033

Account: 2886 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2485P146

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%		24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
8.52	Acres-Rear Land 1-10	2,000.00	17,040	100%		17,040
Total Acres 10.52					Land Total	46,040
Acpt Land		46,000	Accepted Bldg		0	Total
						46,000

Oakland
 Name: DAVIS, CYNTHIA L.

Valuation Report

07/15/2016

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Map/Lot:

033-033-1

Account: 3262 Card: 1 of 1

Location:

239 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4710P244

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.54	Acres-Rear Land 1-10	2,000.00	5,080	100%		5,080
Total Acres 3.54						
						Land Total
						35,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1994	14X67	B 100	27,610	Avg.	55%	100%	100%	15,186
Frame Shed	1994	160	C 100	1,120	Avg.	94%	100%	100%	1,053
2 STORY SHED....	1994	160	C 100	1,680	Avg.	94%	100%	100%	1,579
938 SFLA									Outbuilding Total
									17,818
Acpt Land		35,100		Accepted Bldg		17,800		Total	52,900

Oakland
 Name: BERNIER, DAVID J.

Valuation Report

07/15/2016

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Map/Lot: 033-033-2

Account: 3263 Card: 1 of 1

Location: 247 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: LevelRolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/01/2013
 Sale Price: 130,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11528P178
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.74	Acres-Rear Land 1-10	2,000.00	5,480	100%		5,480
Total Acres 3.74			Land Total			35,480

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 100	Base	109,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,588
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	113,438
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
Value(Rcnd)						107,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1996	30	C 100	980	Avq.	95%	100%	100%	931
Frame Shed	1996			----- S O U N D V A L U E -----					200
Wood Deck	2001	160	C 100	1,344	Avq.	97%	100%	100%	1,304
Encl Frame Porch	2001	64	C 100	1,932	Avq.	97%	100%	100%	1,874
1,456 SFLA									
Outbuilding Total									4,309

Acpt Land 35,500 **Accepted Bldg** 112,100 **Total** 147,600

Oakland
 Name: MOEN, JAMES F.

Valuation Report

07/15/2016

Page 3575

Map/Lot: 033-034

Account: 1584 Card: 1 of 1

Location: 283 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1769P256
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	30,000.00	27,659	100%		27,659
Total Acres 0.85			Land Total			27,659

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade C 100	Base		81,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,484
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Above Average	Typical	83,897			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	85%	100%	100%	71,312				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1974	672	C 100	9,408	Avg.	90%	100%	100%	8,467
Wood Deck	1974	64	D 100	430	Avg.	70%	100%	100%	301
1,008 SFLA									8,768
Acpt Land		27,700	Accepted Bldg		80,100	Total		107,800	

Oakland
 Name: CHAPMAN, SAMANTHA L.

Valuation Report

07/15/2016

Page 3576

Map/Lot: 033-035

Account: 2596 Card: 1 of 1

Location: 287 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/01/2015
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B2263P144
 Reference 2: BY WILL 2-1-15
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	30,000.00	22,249	100%		22,249
Total Acres 0.55						22,249

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,008 Sqft	Grade C 100	Base		81,413
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,484
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	83,897			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		82%	97%	100%			
						66,732			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1974								100
1,008 SFLA									100
						Outbuilding Total	100		
Acpt Land		22,200	Accepted Bldg		66,800	Total		89,000	

----- SOUND VALUE -----

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1780P15
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.56	Acres-Homesite (Fract)	30,000.00	22,450	100%	22,450	
Total Acres 0.56			Land Total		22,450	

Dwelling Description				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	75,499
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	75,499			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		82%	100%	100%	61,909		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1974	368	C 100	5,152	Avq.	82%	100%	100%	4,225
Open Frame Porch	1974	16	C 100	364	Avq.	82%	100%	100%	298
ONE STORY FRAME	2001	192	C 110	10,940	Avq.	97%	100%	100%	10,612
Frame Shed	2001	96	C 100	672	Avq.	97%	100%	100%	652
Open Frame Porch	2005								2,000
Frame Shed	2006	528	B 100	4,731	Avq.	97%	100%	100%	4,589
1,104 SFLA									22,376
						Outbuilding Total		22,376	
Acpt Land		22,500		Accepted Bldg		84,300		Total	
								106,800	

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6092P112
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 11/01/1999
 Sale Price 77,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.76	Acres-Homesite (Fract)	30,000.00	26,153 100%		26,153
Total Acres 0.76				Land Total	26,153

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	80,821
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	67,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1975	416	C 100	5,824	Avq.	83%	100%	100%	4,834
ONE STORY FRAME	2005	232	C 110	13,219	Avq.	97%	100%	100%	12,822
Frame Garage	2001	672	B 100	12,043	Avq.	97%	100%	100%	11,682
Frame Garage	2005	504	B 100	9,031	Avq.	97%	100%	100%	8,760
Frame Shed	2005	182	B 100	1,631	Avq.	97%	100%	100%	1,582
Open Frame Porch	2009	120	B 100	2,330	Avq.	97%	100%	100%	2,260
Outbuilding Total									41,940

Acpt Land 26,200 **Accepted Bldg** 109,000 **Total** 135,200

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: LevelAbove Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3178P350
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	30,000.00	21,840	100%		21,840
Total Acres 0.53			Land Total			21,840

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	874 Sqft	Grade C 100	Base		73,158
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	100% None	Heat		0
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Below Average	Typical	73,158
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	81%	100%	100%	59,258	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1976	120	C 100	1,008	Avq-	81%	100%	100%	816
Frame Shed	1976	144	D 100	806	Avq-	60%	100%	100%	484
1SFr Overhang	1976	32	C 100	1,658	Avq-	81%	100%	100%	1,343
2 STORY GARAGE	2001	1080	C 100	22,680	Avq.	97%	100%	100%	22,000
906 SFLA									
Outbuilding Total									24,643

Acpt Land	21,800	Accepted Bldg	83,900	Total	105,700
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Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography LevelAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/15/2014
 Sale Price 37,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11697P112
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	30,000.00	21.840 100%		21,840
Total Acres 0.53				Land Total	21,840

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	874 Sqft	Grade C 100	Base	73,158
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,800
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,154
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Fair	Typical	86,792			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
COND/DES/UTIL...		None		75%	50%	100%	32,547		
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1975	124	C 100	1,042	Fair	75%	50%	100%	391
1SFr Overhang	1975	32	C 100	1,658	Fair	75%	50%	100%	622
906 SFLA						Outbuilding Total			1,013
Acpt Land		21,800	Accepted Bldg		33,600	Total			55,400

Valuation Report

Map/Lot: 033-040

Account: 414 Card: 1 of 1

Location: 309 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10169P220
 Reference 2 B11117P064 JT
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 07/31/2009
 Sale Price 138,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	30,000.00	21,840	100%		21,840
Total Acres 0.53						21,840

Dwelling Description

Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 110	Base	89,554
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	504 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,762
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,732
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Very Good	Typical	101,896
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	90,687
Outbuildings/ Additions/ Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Wood Deck	1975	192	C 110	1,774	V.G.	1,579
Frame Garage	2001	720	B 100	12,902	Avq.	12,515
1,008 SFLA						14,094

Acpt Land 21,800 **Accepted Bldg** 104,800 **Total** 126,600

Oakland
 Name: LIBBY, CLEBA R.

Valuation Report

07/15/2016

Page 3582

Map/Lot:

033-041

Account: 1235 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2525P27

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	5,480	80%	Topography	19,200
1.00	Acres-Frontage 1	5,000.00	5,000	80%	Topography	4,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
3.00	Acres-Rear Land 11-20	600.00	1,800	100%		1,800
Total Acres 15.00					Land Total	45,000

Acpt Land 45,000 **Accepted Bldg** 0 **Total** 45,000

Oakland
 Name: DOUIN, LYNN A.

Valuation Report

07/15/2016

Page 3583

Map/Lot:

033-042

Account: 3319 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2666P100

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	80%	Topography	4,000
9.87	Acres-Rear Land 1-10	2,000.00	19,740	100%		19,740
Total Acres 11.87					Land Total	47,740

Acpt Land	47,700	Accepted Bldg	0	Total	47,700
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Oakland
 Name: DOUIN, LYNN A.

Valuation Report

07/15/2016

Page 3584

Map/Lot:

033-042-1

Account: 3317 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2666P100

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	30,000.00	25,100	80%	Vacancy	20,080
Total Acres 0.70					Land Total	20,080
Acpt Land		20,100	Accepted Bldg		0	Total
						20,100

Oakland
 Name: DOUIN, LYNN A.

Valuation Report

07/15/2016

Page 3585

Map/Lot:

033-042-2

Account: 3318 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2666P100

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	30,000.00	25,278	80%	Vacancy	20,223
Total Acres 0.71					Land Total	20,223
Acpt Land			20,200		Accepted Bldg	0
					Total	20,200

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingBelow Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2269P153
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.17	Acres-Frontage 1	5,000.00	850	100%		850
Total Acres 1.17			Land Total			30,850

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	928 Sqft	Grade C 100	Base	107,079
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-3,898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,002
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,137
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1985	GOOD	GOOD	Above Average	Inadeq.	112,520
Functional Obsolescence						Value(Rcld)
None						68,840

Outbuildings/Additions/Improvements		Economic Obsolescence		Phys. %		Func. %		Econ. %		Value
Description	Year	Location	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcld
Encl Frame Porch	1940		189	C 100	5,432	Avq+	70%	100%	95%	3,612
1.75 ST GARAGE..	1980		480	C 100	9,408	Avq.	80%	100%	95%	7,150
Frame Garage	1985		320	C 100	4,480	Avq.	90%	100%	95%	3,830
Frame Shed	1985		192	C 100	1,344	Avq.	90%	100%	95%	1,149
Frame Shed	1985		120	C 100	840	Avq.	90%	100%	95%	718
Frame Shed	1996		368	D 100	2,061	Avq.	95%	100%	95%	1,860
Wood Deck	1998		450	C 100	3,780	Avq.	96%	100%	95%	3,448
Frame Garage	2006		384	B 100	6,881	Avq.	97%	100%	95%	6,341
Frame Garage	2007				----- SOUND VALUE -----					1,000
Frame Shed	2014		100	C 100	700	Avq.	97%	100%	95%	645
1,624 SFLA										
Outbuilding Total										29,753

Acpt Land	30,900	Accepted Bldg	98,600	Total	129,500
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Oakland
 Name: TEMPLIN, LISELOTTE

Valuation Report

07/15/2016

Page 3587

Map/Lot:

033-043

Account: 384 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B3046P83
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.89	Acres-Rear Land 1-10	2,000.00	1,780	100%		1,780
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 1.89					Land Total	38,780

Acpt Land 38,800 **Accepted Bldg** 0 **Total** 38,800

Oakland
 Name: DUDLEY, BEN

Valuation Report

07/15/2016

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Map/Lot:

033-043-A

Account: 1690 Card: 1 of 1

Location:

356 SMITHFIELD ROAD

Neighborhood 86 MOB HOME NO LAND

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1994
 Sale Price 4,300
 Sale Type Mobile Home
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 BOS DATED 4/7/94

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1972	12X57	D 100	13,769	Ava.	55%	100%	90%	6,816
Frame Shed	1990	48	C 100	336	Ava.	85%	100%	90%	257
Wood Deck	1980	60	D 100	403	Ava.	60%	100%	90%	218
Wood Deck	1997	64	C 100	538	Ava.	96%	100%	90%	464
684 SFLA									
						Outbuilding Total			7,755
Acpt Land			0	Accepted Bldg		7,800	Total		7,800

Oakland
 Name: CARDILLO, TYLAR

Valuation Report

07/15/2016

Page 3589

Map/Lot:

033-043-B

Account: 3419 Card: 1 of 1

Location:

358 SMITHFIELD ROAD

Neighborhood 86 MOB HOME NO LAND

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/24/2015
 Sale Price 500
 Sale Type Mobile Home
 Financing Unknown
 Verified Seller
 Validity Other Non Valid

Reference 1 BOS 10/24/15 1987 Commodor 14x66

Reference 2 Ser# CL13548A

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1987	14X66	B 100	27,280	Ava.	55%	100%	90%	13,504
Wood Deck	1987	144	C 100	1,210	Ava.	90%	100%	90%	980
Frame Shed	1987	80	C 100	560	Ava.	85%	100%	90%	428
924 SFLA						Outbuilding Total			14,912
Accpt Land		0		Accepted Bldg		14,900	Total		14,900

Neighborhood 28	SMITHFIELD ROAD.	Sale Data
Tree Growth	1979	Sale Date 03/01/2000
Zoning/Use	RURAL.....	Sale Price 0
Topography	Level	Sale Type Land & Buildings
Utilities	Drilled WellSeptic System	Financing Unknown
Street	Paved	Verified Public Record
		Validity Related Parties

Reference 1 B6164P013
 Reference 2
 Tran/Land/Bldg 1 6 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
6.00	Acres-Frontage 1	5,000.00	30,000	63%	Excess Frt	18,900
2.90	Acres-Rear Land 1-10	2,000.00	5,800	100%		5,800
45.00	Acres-Softwood	329.00	14,805	100%		14,805
8.50	Acres-Mixed Wood	383.00	3,256	100%		3,256
Total Acres 63.40						Land Total 72,761

Dwelling Description				Replacement Cost New		
Conventional	One & 3/4 Story	540 Sqft	Grade C 95	Base		71,335
Exterior	CLAPBOARD	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement		-2,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	7	HEARTH	ONE HEARTH	HEARTH		798
Bedrooms	3	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,394
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Average	Typical	Percent Good			Value
1935	1950	TYPICAL	TYPICAL				Phy	Func	Econ	Rcnld
None				65%			100%	100%	100%	47,042
Functional Obsolescence							Economic Obsolescence			Value(Rcnld)
None							None			47,042

Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
										Rcnld
ONE STORY FRAME	1936	208	C 95	10,235	Avq.	65%	100%	100%	6,653	
ONE STORY FRAME	1936	240	C 95	11,810	Avq.	65%	100%	100%	7,677	
Encl Frame Porch	1936	243	C 95	6,597	Avq.	65%	100%	100%	4,288	
1Sfr Overhanq	1936	48	C 95	2,362	Avq.	65%	100%	100%	1,535	
Frame Shed	1950	400	C 100	2,800	Avq.	70%	100%	100%	1,960	
AV POLE SHED....	1950	160	D 100	717	Avq-	64%	100%	100%	459	
AV POLE SHED....	1950	160	D 100	717	Avq-	64%	100%	100%	459	
Frame Garage	1950	480	C 100	6,720	Avq.	70%	100%	100%	4,704	
ONE STORY FRAME	2001	228	C 100	11,810	Avq.	97%	100%	100%	11,456	
Carport/Canopy	2014	96	D 100	484	Avq.	97%	100%	100%	469	
1,669 SFLA										Outbuilding Total 39,660

Acpt Land	72,800	Accepted Bldg	86,700	Total	159,500
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Oakland
 Name: BICKFORD, RONALD S.

Valuation Report

07/15/2016

Page 3591

Map/Lot: 033-044-1

Account: 3238 Card: 1 of 1

Location: 270 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4190P014

Reference 2

Tran/Land/Bldg 1 6 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
5.00	Acres-Rear Land 1-10	2,000.00	10,000	100%		10,000
19.10	Acres-Mixed Wood	383.00	7,315	100%		7,315
Total Acres 27.10						55,415

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,560 Sqft	Grade D 100	Base		92,333
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	None	Basement		-13,104
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,016
Attic	None			Attic		0
FirePlaces	1			Fireplace		1,680
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			82,925
1992	0	TYPICAL	TYPICAL	Average				
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None			93%	100%	100%	77,120	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good		Value Rcnld
Frame Shed	1993	280	C 100	1,960	Avq.	90%	100%	100%	1,764
1,560 SFLA							Outbuilding Total		1,764

Acpt Land 55,400 **Accepted Bldg** 78,900 **Total** 134,300

Oakland
 Name: BICKFORD, WAYNE F.

Valuation Report

07/15/2016

Page 3592

Map/Lot:

033-044-2

Location:

SMITHFIELD ROAD

Account: 127 Card: 1 of 1

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4936P312
 Reference 2 RECERTIFIED 2007
 Tran/Land/Bldg 1 6 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000	
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960	
15.00	Acres-Mixed Wood	383.00	5,745	100%		5,745	
6.00	Acres-Softwood	329.00	1,974	100%		1,974	
Total Acres 23.48					Land Total	37,679	
Acpt Land		37,700	Accepted Bldg		0	Total	
						37,700	

Valuation Report

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/22/2013
 Sale Price: 17,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11337P164
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.73	Acres-Rear Land 1-10	2,000.00	3,460	100%		3,460
Total Acres 2.73			Land Total			33,460

Dwelling Description

Replacement Cost New

Garrison	Two Story	952 Sqft	Grade B 105	Base	157,174
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-12,539
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% Heat Pump	Heat	9,530
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,645
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,791
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	GOOD	GOOD	Average	Typical	161,601			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	98% 100%	153,618			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	2014	784	B 105	20,651	Avq.	97%	100%	100%	20,031
Open Frame Porch	2014	20	B 105	564	Avq.	97%	100%	100%	547
1,904 SFLA						Outbuilding Total			20,578

Acpt Land 33,500 **Accepted Bldg** 174,200 **Total** 207,700

Valuation Report

Account: 3335 Card: 1 of 1

Location: 23 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/24/2003
 Sale Price: 16,500
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7288P249

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.67	Acres-Rear Land 1-10	2,000.00	3,340	100%		3,340
Total Acres 2.67			Land Total			33,340

Dwelling Description

Replacement Cost New

Ranch	One Story	1,536 Sqft	Grade B 100	Base	145,840
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,644
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,844
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,376
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	131,416
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
Value(Rcnd)						127,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Open Frame Porch	2003	288	B 100	5,340	Avq.	97%	100%	100%	5,180	
Frame Shed	2003	120	B 100	1,075	Avq.	97%	100%	100%	1,043	
Frame Garage	2005	1064	B 100	19,067	Avq.	97%	100%	100%	18,495	
Frame Garage	2006								500	
----- S O U N D V A L U E -----										
1,536 SFLA									Outbuilding Total	25,218

Acpt Land 33,300 **Accepted Bldg** 152,700 **Total** 186,000

Oakland
 Name: MCKAY, WILLIAM P., DEV. OF

Valuation Report

07/15/2016

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Map/Lot:

033-045-2

Account: 3336 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2632P146

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.73	Acres-Rear Land 1-10	2,000.00	1,460	100%		1,460
Total Acres 1.73				Land Total		25,460

Acpt Land 25,500 **Accepted Bldg** 0 **Total** 25,500

Oakland
 Name: MCKAY, WILLIAM P. DEV. OF

Valuation Report

07/15/2016

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Map/Lot:

033-045-3

Account: 3337 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2632P146

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.73	Acres-Rear Land 1-10	2,000.00	1,460	100%		1,460
Total Acres 1.73					Land Total	25,460

Acpt Land	25,500	Accepted Bldg	0	Total	25,500
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Oakland
 Name: MCKAY, WILLIAM P., DEV. OF

Valuation Report

07/15/2016

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Account: 3338 Card: 1 of 1

Map/Lot:
 Location:

033-045-4
 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2632P146

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
0.45	Acres-Rear Land 1-10	2,000.00	900	100%		900	
Total Acres 1.45				Land Total		24,900	

Acpt Land	24,900	Accepted Bldg	0	Total	24,900
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Oakland
 Name: BERNIER, DAVID J.

Valuation Report

07/15/2016

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Map/Lot: 033-045-5

Account: 3339 Card: 1 of 1

Location: 250 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/28/2003
 Sale Price 15,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9636P075
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.29	Acres-Rear Land 1-10	2,000.00	2,580	100%		2,580
Total Acres 2.29			Land Total			32,580

Dwelling Description

Replacement Cost New

Conventional	One Story	1,760 Sqft	Grade B 100	Base	163,502
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,551
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	171,203
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	99%	100%	164,406	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Patio	2003	224	C 100	627	Avq.	97%	100%	100%	608
1.50 ST GARAGE..	2003	812	B 100	18,917	Avq.	97%	100%	100%	18,349
Open Frame Porch	2011	90	B 100	1,792	Avq.	97%	100%	100%	1,738
Wood Deck	2011	110	B 100	1,183	Avq.	97%	100%	100%	1,148
Wood Deck	2014	240	B 100	2,580	Avq.	97%	100%	100%	2,503
1,760 SFLA									24,346

Acpt Land 32,600 **Accepted Bldg** 188,800 **Total** 221,400

Account: 1939 Card: 1 of 1

Map/Lot: 033-046
Location: 39 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Paved

Reference 1: B2916P319
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 17 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%	Excess Frt	5,000
5.97	Acres-Rear Land 1-10	2,000.00	11,940	100%		11,940
Total Acres 7.97			Land Total			46,940

Dwelling Description				Replacement Cost New		
Conventional	One Story	792 Sqft	Grade C 100	Base		64,702
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Slab	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt		1,400
Heating	100% Hot Water BB	Cooling	0% None	Heat		1,951
Rooms	3	HEARTH	ONE HEARTH			
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Percent Good			Value		
1987	0	TYPICAL	TYPICAL	Average	Phy	Func	Econ	Rcnld		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	90%	100%	100%	61,248					
Outbuildings/Additions/Improvements					Outbuilding Total			11,019		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	1975	120	D 100	672	Avq.	85%	100%	100%	571	
Frame Shed	1975	72	C 100	504	Avq.	85%	100%	100%	428	
Wood Deck	1975	312	C 100	2,621	Avq.	90%	100%	100%	2,359	
Frame Garage	1996	576	C 100	8,064	Avq.	95%	100%	100%	7,661	
792 SFLA										
Acpt Land					46,900	Accepted Bldg		72,300	Total	119,200

Valuation Report

Account: 1937 Card: 1 of 1

Location: 59 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 03/26/2015
 Sale Price: 123,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11944P23
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.07	Acres-Rear Land 1-10	2,000.00	6,140	100%		6,140
Total Acres 4.07			Land Total			36,140

Dwelling Description

Replacement Cost New

Ranch	One Story	2,052 Sqft	Grade D 110	Base	128,236
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,960
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	3,696
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	114,820			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Overbuilt		None		97%	88% 100%	98,010			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2007	264	B 100	2,839	Avq.	97%	100%	100%	2,754
Frame Shed	2009	120	B 100	1,075	Avq.	97%	100%	100%	1,043
Wood Deck	2009	96	B 100	1,032	Avq.	97%	100%	100%	1,001
2,052 SFLA									
Outbuilding Total									4,798

Acpt Land 36,100 **Accepted Bldg** 102,800 **Total** 138,900

Oakland
 Name: SWETT, DANNY LEE

Valuation Report

07/15/2016

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Map/Lot: 033-048

Account: 1940 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/02/2002
 Sale Price 19,250
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6790P194

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30.000	80%	Vacancy	24.000
3.05	Acres-Rear Land 1-10	2,000.00	6.100	100%		6.100
Total Acres 4.05					Land Total	30,100

Acpt Land 30,100 **Accepted Bldg** 0 **Total** 30,100

Oakland
 Name: COLLIER, JON V.

Valuation Report

07/15/2016

Page 3602

Map/Lot: 033-049

Account: 2119 Card: 1 of 1

Location: 373 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7028P193
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 03/31/2000
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.06	Acres-Rear Land 1-10	2,000.00	2,120	100%		2,120
Total Acres 2.06			Land Total			32,120

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,064 Sqft	Grade B 90	Base	146,642
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,040
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	6,774
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	159,456
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
None		None		97%	94% 100%	145,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Open Frame Porch	2001	228	B 90	3,837	Avq.	97%	100%	100%	3,722
1 Story/BASEMENT	2001	432	B 90	30,656	Avq.	97%	94%	100%	27,952
Encl Frame Porch	2001	80	B 90	2,741	Avq.	97%	100%	100%	2,659
2,560 SFLA									
Outbuilding Total									34,333

Acpt Land 32,100 **Accepted Bldg** 179,700 **Total** 211,800

Oakland
 Name: COLLIER, BRETT J.

Valuation Report

07/15/2016

Page 3603

Map/Lot: 033-050

Account: 2118 Card: 1 of 1

Location: 365 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/24/2004
 Sale Price: 15,000
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B7963P185
 Reference 2: B11694P310
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10					Land Total	32,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,920 Sqft	Grade B 90	Base	158,506
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,450
Rooms	6	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,920	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	166,859
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	98%	100%
						Value(Rcnd)
						158,616

Acpt Land 32,200 **Accepted Bldg** 158,600 **Total** 190,800

Oakland
 Name: LEIGHTON, GEORGE B.

Valuation Report

07/15/2016

Page 3604

Map/Lot: 033-051

Account: 2117 Card: 1 of 1

Location: 355 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5374P154 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 25 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
0.00	Acres-Rear Land 11-20	2,000.00	11,940	100%		0
0.00	REAR2-Rear 21+	383.00	5,745	100%		0
Total Acres 2.10						Land Total 32,200

Dwelling Description

Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 110	Base	104,732
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,339
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	110,843
Functional Obsolescence						Value(Rcnld)
None		None		95%	100%	105,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	60	C 100	980	Avq.	95%	100%	100%	931
Frame Garage	1996	624	C 100	8,736	Avq.	95%	100%	100%	8,299
1SFr Overhanq	1996	2	C 100	104	Avq.	95%	100%	100%	99
Outbuilding Total									9,329

Acpt Land 32,200 **Accepted Bldg** 114,600 **Total** 146,800

Oakland
 Name: DAVIS, DAVID A.

Valuation Report

07/15/2016

Page 3605

Map/Lot: 033-052

Account: 3440 Card: 1 of 1

Location: 137 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1994
 Sale Price 10,000
 Sale Type Mobile Home
 Financing Unknown
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B4715P085
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Access	24,000
2.85	Acres-Rear Land 1-10	2,000.00	5,700	100%		5,700
Total Acres 3.85			Land Total			29,700

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade D 110	Base	87,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,975
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	77,498			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	75,173			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2008	80	C 100	560	Avq.	97%	100%	100%	543
Frame Garage	2014	784	B 100	14,049	Avq.	97%	100%	100%	13,628
1,296 SFLA									
Outbuilding Total									14,171

Acpt Land 29,700 **Accepted Bldg** 89,300 **Total** 119,000

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/03/2002
 Sale Price 30,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7401P010
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Rear Land 1-10	2,000.00	4,000	100%		4,000
Total Acres 3.00			Land Total			34,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade D 105	Base	65,903
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	-5,363
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1916	1950	OLD TYPE	Old Type	Below Average	Inadeq.	60,540			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		60%	95%	100%	34,508		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	1916	160	D 105	3,881	Avq-	60%	100%	100%	2,329
Masonry Garaqe	1960	624	D 100	7,687	Avq-	50%	100%	100%	3,844
960 SFLA									
Outbuilding Total									6,173

Acpt Land 34,000 **Accepted Bldg** 40,700 **Total** 74,700

Oakland
 Name: LEIGHTON, GEORGE B.

Valuation Report

07/15/2016

Page 3607

Map/Lot:

033-054

Account: 4553 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street Paved

Reference 1 B10094P098 JT

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
24.00	Acres-Mixed Wood	383.00	9,192	100%		9,192	
14.06	Acres-Hardwood	239.00	3,360	100%		3,360	
Total Acres 38.06					Land Total	12,552	

Acpt Land	12,600	Accepted Bldg	0	Total	12,600
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Oakland
 Name: LEIGHTON, TODD B.

Valuation Report

07/15/2016

Page 3608

Map/Lot: 033-054-1

Account: 4545 Card: 1 of 1

Location: 11 COLLIER DRIVE

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/27/2009
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10101P081
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Topography	24,000
0.86	Acres-Rear Land 1-10	2,000.00	1,720	100%		1,720
Total Acres 1.86					Land Total	25,720

Dwelling Description

Replacement Cost New

Other	One Story	1,656 Sqft	Grade D 100	Base	97,064
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-13,910
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Gravity Warm	Cooling	0% None	Heat	-5,100
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,344
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	TYPICAL	TYPICAL	Fair	Typical	79,398			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		95%	70%	100%			
						52,800			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	334	D 100	3,853	Avq.	97%	100%	100%	3,737
Frame Shed	2012	192	D 100	1,075	Avq.	97%	100%	100%	1,043
1,656 SFLA									
						Outbuilding Total			4,780

Acpt Land 25,700 **Accepted Bldg** 57,600 **Total** 83,300

Oakland
 Name: BESSEY DEVELOPMENT CO.

Valuation Report

07/15/2016

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Map/Lot: 034-001

Account: 722 Card: 1 of 1

Location: HUSSEY HILL ROAD

Neighborhood 36 HUSSEY HILL ROAD
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3303P283

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
55.00	Acres-Wasteland	50.00	2,750	100%		2,750
26.00	Acres-Softwood	329.00	8,554	100%		8,554
30.00	Acres-Mixed Wood	383.00	11,490	100%		11,490
44.00	Acres-Hardwood	239.00	10,516	100%		10,516
Total Acres 155.00					Land Total	33,310
Acpt Land		33,300	Accepted Bldg		0	Total
						33,300

Oakland
 Name: COLLIER, DALE R.

Valuation Report

07/15/2016

Page 3610

Map/Lot:

034-002

Account: 4102 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... Open 2 Choice 9
 Reference 1 B10094P102
 Reference 2
 Tran/Land/Bldg 1 6 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 05/27/2009
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Softwood	329.00	987	100%		987
31.00	Acres-Mixed Wood	383.00	11,873	100%		11,873
4.92	Acres-Hardwood	239.00	1,176	100%		1,176
Total Acres 38.92			Land Total			14,036

Acpt Land 14,000 **Accepted Bldg** 0 **Total** 14,000

Oakland
 Name: COLLIER, DAVID V.

Valuation Report

07/15/2016

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Map/Lot:

034-002-1

Location:

SMITHFIELD ROAD

Account: 4554 Card: 1 of 1

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 2009
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities
 Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B10101P078
 Reference 2
 Tran/Land/Bldg 1 6 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 05/27/2009
 Sale Price 0
 Sale Type Land Only
 Financing
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
27.00	Acres-Softwood	329.00	8,883	100%		8,883
11.92	Acres-Hardwood	239.00	2,849	100%		2,849
Total Acres 38.92					Land Total	11,732

Acpt Land 11,700 **Accepted Bldg** 0 **Total** 11,700

Oakland
 Name: COLLIER, RAYMOND D., FLINT L.

Valuation Report

07/15/2016

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Map/Lot:

034-002-2

Account: 4546 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities

Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99

Reference 1 B10101P083
 Reference 2 B10604P328 ROW

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Sale Data	
Sale Date	05/27/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
30.92	Acres-Mixed Wood	383.00	11,842	100%		11,842
8.00	Acres-Hardwood	239.00	1,912	100%		1,912
Total Acres 38.92					Land Total	13,754

Acpt Land	13,800	Accepted Bldg	0	Total	13,800
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Oakland
 Name: COLLIER, DAVID V.

Valuation Report

07/15/2016

Page 3613

Map/Lot: 034-003

Account: 2653 Card: 1 of 1

Location: 385 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5374P140+141
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 64 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.18	Acres-Rear Land 1-10	2,000.00	6,360	100%		6,360
0.00	Acres-Rear Land 11-20	239.00	1,176	100%		0
0.00	REAR2-Rear 21+	239.00	10,516	100%		0
Total Acres 4.18						36,360

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,104 Sqft	Grade C 100	Base		87,326
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		2,720
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition				90,046
1980	0	TYPICAL	TYPICAL	Average				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)			
None	None	86%	100%	100%	77,440			

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.75 ST GARAGE..	1985	1064	C 100	20,854	Avq.	85%	100%	100%	17,726
Wood Deck	1997	456	D 100	3,065	Avq.	96%	100%	100%	2,942
ONE STORY FRAME	1997	408	C 100	21,134	Avq.	96%	100%	100%	20,289
1,512 SFLA						Outbuilding Total			40,957

Acpt Land 36,400 **Accepted Bldg** 118,400 **Total** 154,800

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2522P298
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.11	Acres-Rear Land 1-10	2,000.00	2,220	100%		2,220
Total Acres 2.11			Land Total			32,220

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	725 Sqft	Grade C 95	Base	85,093
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,970
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1900	0	TYPICAL	TYPICAL	Below Average	Typical	85,170			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
None		None		60%	100%	100%	51,102		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1900	174	C 95	8,562	Avq-	60%	100%	100%	5,137
Frame Garage	1978	768	D 100	8,602	Avq.	70%	100%	100%	6,021
Frame Shed	1978			----- S O U N D V A L U E -----					300
Encl Frame Porch	1900	72	C 95	2,048	Avq-	60%	100%	100%	1,229
Wood Deck	1998	160	D 100	1,075	Avq.	96%	100%	100%	1,032
Frame Garage	2006	960	B 100	17,203	Avq.	97%	100%	100%	16,687
1,443 SFLA									30,406
Outbuilding Total									30,406

Acpt Land	32,200	Accepted Bldg	81,500	Total	113,700
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Oakland
 Name: ALLEN, CHRISTOPHER S.

Valuation Report

07/15/2016

Page 3615

Map/Lot: 034-005

Account: 2414 Card: 1 of 1

Location: 411 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/15/2007
 Sale Price: 129,980
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B9254P092
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50			Land Total			33,000

Dwelling Description

Replacement Cost New

Log	One Story	1,040 Sqft	Grade C 100	Base	83,384
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,563
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	TYPICAL	TYPICAL	Good	Typical	88,047			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	90%	100%	100%	79,242				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	192	C 100	1,344	Good	90%	100%	100%	1,210
1,040 SFLA						Outbuilding Total			1,210

Acpt Land 33,000 **Accepted Bldg** 80,500 **Total** 113,500

Oakland
 Name: BESSEY DEVELOPMENT CO.

Valuation Report

07/15/2016

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Map/Lot:

035-001

Account: 754 Card: 1 of 1

Location:

TEN LOTS ROAD

Neighborhood 38 TEN LOTS ROAD...
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3303P283

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.00	Acres-Wasteland	50.00	1,100	100%		1,100
35.00	Acres-Softwood	329.00	11,515	100%		11,515
30.00	Acres-Mixed Wood	383.00	11,490	100%		11,490
136.00	Acres-Hardwood	239.00	32,504	100%		32,504
Total Acres 223.00					Land Total	56,609

Acpt Land

56,600

Accepted Bldg

0 **Total**

56,600

Oakland
 Name: GAGNON, PAUL C.

Valuation Report

07/15/2016

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Map/Lot: 035-002

Account: 3007 Card: 1 of 1

Location: BLAKE WOODS ROAD

Neighborhood 36 HUSSEY HILL ROAD
 Tree Growth 1999
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 12/01/1998
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5848P138
 Reference 2
 Tran/Land/Bldg 1 6 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
25.00	Acres-Softwood	329.00	8,225	100%		8,225
46.00	Acres-Mixed Wood	383.00	17,618	100%		17,618
Total Acres 71.00					Land Total	25,843

Acpt Land	25,800	Accepted Bldg	0	Total	25,800
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Oakland
 Name: BESSEY DEVELOPMENT COMPANY

Valuation Report

07/15/2016

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Map/Lot: 035-003

Account: 1655 Card: 1 of 1

Location: BLAKE WOODS ROAD

Neighborhood 36 HUSSEY HILL ROAD
 Tree Growth 2012
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 07/13/2012
 Sale Price 5,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11096P175
 Reference 2
 Tran/Land/Bldg 1 6 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description		Total	Fctr	Influence	Value
Units	Method - Description	Price/Unit					
23.00	Acres-Hardwood	239.00		5,497	100%		5,497
8.00	Acres-Wasteland	50.00		400	100%		400
Total Acres 31.00						Land Total	5,897

Acpt Land 5,900 **Accepted Bldg** 0 **Total** 5,900

Oakland
 Name: GAGNON, PAUL C.

Valuation Report

07/15/2016

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Map/Lot: 035-004

Account: 3003 Card: 1 of 1

Location: BLAKE WOODS ROAD

Neighborhood 36 HUSSEY HILL ROAD
 Tree Growth 1979
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 05/14/2009
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10088P154
 Reference 2
 Tran/Land/Bldg 1 6 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Mixed Wood	383.00	3,830	100%		3,830	
20.00	Acres-Wasteland	50.00	1,000	100%		1,000	
47.00	Acres-Softwood	329.00	15,463	100%		15,463	
Total Acres 77.00					Land Total	20,293	
Acpt Land		20,300	Accepted Bldg		0	Total	20,300

Oakland
 Name: ENGLEHARDT, JON P.

Valuation Report

07/15/2016

Page 3620

Map/Lot: 036-001

Account: 547 Card: 1 of 1

Location: BLAKE WOODS ROAD

Neighborhood 38 TEN LOTS ROAD...
 Tree Growth 1980
 Zoning/Use RURAL..... & RESOURCE PROT
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 05/18/2010
 Sale Price 5,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Arms Length Sale

Reference 1 B10422P122
 Reference 2
 Tran/Land/Bldg 1 6 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
45.00	Acres-Hardwood	239.00	10,755	100%		10,755
5.00	Acres-Wasteland	50.00	250	100%		250
Total Acres 50.00					Land Total	11,005
Acpt Land		11,000	Accepted Bldg		0	Total
						11,000

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

Page 3621

Map/Lot: 038-001

Account: 1638 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
5.62	REAR2-Rear 21+	500.00	2,810	100%		2,810
Total Acres 27.62			Land Total			57,810

Acpt Land 57,800 **Accepted Bldg** 0 **Total** 57,800

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-01

Account: 3056 Card: 1 of 1

Location:

MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.55	Acres-Rear Land 1-10	2,000.00	1,100	100%		1,100
Total Acres 1.55					Land Total	25,100

Acpt Land 25,100 **Accepted Bldg** 0 **Total** 25,100

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-02

Account: 3057 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Sale Data	
Sale Date	05/10/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B8406P222
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,100	50%	Vacancy	12,000
1.10	Acres-Rear Land 1-10	2,000.00	2,200	100%		2,200
Total Acres 2.10					Land Total	14,200

Acpt Land	14,200	Accepted Bldg	0	Total	14,200
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Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-03

Account: 3058 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,100	50%	Vacancy	12,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70					Land Total	13,400

Acpt Land 13,400 **Accepted Bldg** 0 **Total** 13,400

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-04

Account: 3059 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Sale Data	
Sale Date	05/10/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,100	50%	Vacancy	12,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50					Land Total	13,000

Acpt Land	13,000	Accepted Bldg	0	Total	13,000
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Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-05

Account: 3060 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,100	50%	Vacancy	12,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	12,020

Acpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-06

Account: 3061 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	1,100	50%	Vacancy	12,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	12,020

Acpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Valuation Report

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01			Land Total			30,020

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	1,392 Sqft Masonry Trim Roof Cover	Grade A 100 None Asphalt Shingles	Base Trim Roof	252,161 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,976
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,752
Attic	Floor & Stairs			Attic	6,236
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,118
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	283,243
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	93% 100%	255,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	672	A 100	19,569	Avq.	97%	100%	100%	18,982
ONE STORY FRAME	2005	16	A 100	1,326	Avq.	97%	93%	100%	1,196
Open Frame Porch	2005	96	A 100	2,374	Avq.	97%	100%	100%	2,303
2,800 SFLA									22,481
Outbuilding Total									22,481

Acpt Land 30,000 **Accepted Bldg** 278,000 **Total** 308,000

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-08

Account: 3063 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	20	50%	Vacancy	12,000
0.11	Acres-Rear Land 1-10	2,000.00	220	100%		220
Total Acres 1.11					Land Total	12,220

Acpt Land 12,200 **Accepted Bldg** 0 **Total** 12,200

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-09

Account: 3064 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/10/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	20	50%	Vacancy	12,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	12,020

Acpt Land	12,000	Accepted Bldg	0	Total	12,000
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Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-10

Account: 3065 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 05/10/2005
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	20	50%	Vacancy	12,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	12,020

Acpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Oakland
 Name: LAKE VISTA PROPERTIES, LLC

Valuation Report

07/15/2016

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Map/Lot:

038-001-11

Account: 3066 Card: 1 of 1

Location:

LAKE VISTA DRIVE

Neighborhood 41 LAKE VISTA DRIVE

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	05/10/2005
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B8406P222

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	20	50%	Vacancy	12,000
0.80	Acres-Rear Land 1-10	2,000.00	1,600	100%		1,600
Total Acres 1.80					Land Total	13,600

Acpt Land	13,600	Accepted Bldg	0	Total	13,600
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Valuation Report

Account: 3067 Card: 1 of 1

Location: 199 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Above Street
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 05/10/2005
 Sale Price: 0
 Sale Type: Land Only
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B8406P222
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.55	Acres-Rear Land 1-10	2,000.00	1,100	100%		1,100
Total Acres 1.55			Land Total			31,100

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade A 100	Base	197,819
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,727
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,195
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	220,509			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)			
None		None		97%	98% 100%	209,616			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
1.50 ST GARAGE..	2005	728	A 100	21,199	Avq.	97%	100%	100%	20,563
Wood Deck	2005	48	B 100	517	Avq.	97%	100%	100%	501
1,960 SFLA	Outbuilding Total								21,064

Acpt Land 31,100 **Accepted Bldg** 230,700 **Total** 261,800

Oakland
 Name: LESTER, LEWIS F.

Valuation Report

07/15/2016

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Map/Lot: 038-002

Account: 1218 Card: 1 of 1

Location: 167 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3472P138
 Reference 2 B9403P166
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.44	Acres-Rear Land 1-10	2,000.00	8,880	100%		8,880
Total Acres 5.44						Land Total 38,880

Dwelling Description				Replacement Cost New		
Conventional	Two Story	902 Sqft	Grade C 90	Base		101,092
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet 3/4 Bmt	Basement		-1,989
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		4,001
Rooms	8	HEARTH	TWO HEARTH	HEARTH		1,512
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	1	Plumbing		3,780
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Above Average	Typical	108,396
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	72%	93%	100%	72,582	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1948	250	C 90	6,426	Avq+	72%	100%	100%	4,627
ONE STORY FRAME	1948	476	C 90	22,191	Avq+	72%	96%	100%	15,339
Frame Garage	1984	864	C 100	12,096	Avq.	80%	100%	100%	9,677
Wood Deck	2002	236	C 100	1,982	Avq.	97%	100%	100%	1,923
2,280 SFLA									Outbuilding Total 31,566

Acpt Land 38,900 **Accepted Bldg** 104,100 **Total** 143,000

Valuation Report

Account: 573 Card: 1 of 1

Location: 153 MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4864P078

Reference 2:

Tran/Land/Bldg: 1 1 13

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
0.20	REAR2-Rear 21+	500.00	100	100%		100
Total Acres 21.20						56,100

Dwelling Description				Replacement Cost New		
Conventional	Two Story	1,120 Sqft	Grade C 110	Base		153,001
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	3 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		6,071
Rooms	9	HEARTH	TWO HEARTH			
Bedrooms	5	Add Fixtures	2			
Baths	3	Half Baths	1	Plumbing		11,088
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Heavy			Insulation		1,725
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	171,885
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
Overbuilt	None	91%	71%	100%	111,055	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1988	1440	C 100	74,088	Avq.	91%	80%	100%	53,936
ONE STORY FRAME	1988	335	C 110	19,088	Avq.	91%	71%	100%	12,333
Wood Deck	1988	400	C 100	3,360	Avq.	91%	90%	100%	2,752
Frame Garage	1993	2400	B 100	43,008	Avq.	94%	65%	100%	26,278
Frame Garage	1997	784	C 100	10,976	Avq.	96%	100%	100%	10,537
2,575 SFLA									
Outbuilding Total									105,836

Acpt Land 56,100 **Accepted Bldg** 216,900 **Total** 273,000

Oakland
 Name: TRILLIUM HILL NOMINEE TRUST

Valuation Report

07/15/2016

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Map/Lot: 038-004

Account: 1647 Card: 1 of 1

Location: MUTTON HILL ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3216P257

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
41.25	REAR2-Rear 21+	500.00	20,625	100%		20,625
Total Acres 61.25					Land Total	46,625
Acpt Land		46,600	Accepted Bldg		0	Total
						46,600

Oakland
 Name: BLOOD TIMBERLANDS, LLC

Valuation Report

07/15/2016

Page 3637

Map/Lot: 038-005

Account: 1530 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.
 Tree Growth 1972
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 07/28/2005
 Sale Price 0
 Sale Type Land Only
 Financing Conventional
 Verified
 Validity Arms Length Sale

Reference 1 B8237P272
 Reference 2
 Tran/Land/Bldg 1 6 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
105.00	Acres-Mixed Wood	383.00	40,215	100%		40,215
Total Acres 105.00				Land Total		40,215
Acpt Land		40,200	Accepted Bldg		0	Total
						40,200

Oakland
 Name: BIRCH HILL NOMINEE TRUST

Valuation Report

07/15/2016

Page 3638

Map/Lot:

038-006

Account: 1649 Card: 1 of 1

Location:

MUTTON HILL ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3216P266

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
150.39	REAR2-Rear 21+	500.00	75,195	100%		75,195
Total Acres 170.39					Land Total	101,195
Acpt Land		101,200	Accepted Bldg		0	Total
						101,200

Oakland
 Name: THOMAS, TOBY

Valuation Report

07/15/2016

Page 3639

Map/Lot: 038-007

Account: 1103 Card: 1 of 1

Location: MUTTON HILL ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 03/17/2006
 Sale Price 27,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8835P325

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
65.00	REAR2-Rear 21+	500.00	32,500	100%		32,500
Total Acres 85.00					Land Total	58,500

Acpt Land 58,500 **Accepted Bldg** 0 **Total** 58,500

Oakland
 Name: GOEBEL, CHRISTOPHER

Valuation Report

07/15/2016

Page 3640

Map/Lot: 038-008

Account: 1519 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 39 MCGRATH POND RD.
 Tree Growth 1972
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Sale Data
 Sale Date 10/10/2002
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7099P137
 Reference 2
 Tran/Land/Bldg 1 6 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.00	Acres-Mixed Wood	383.00	2,298	100%		2,298
18.00	Acres-Hardwood	239.00	4,302	100%		4,302
Total Acres 24.00					Land Total	6,600

Acpt Land 6,600 **Accepted Bldg** 0 **Total** 6,600

Oakland
 Name: TRILLIUM HILL NOMINEE TRUST

Valuation Report

07/15/2016

Page 3641

Map/Lot:

038-009

Account: 1648 Card: 1 of 1

Location:

MUTTON HILL ROAD

Neighborhood 39 MCGRATH POND RD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3216P257

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Access	10,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	50%	Access	3,000	
62.00	REAR2-Rear 21+	500.00	31,000	100%		31,000	
Total Acres 82.00					Land Total	44,000	
Acpt Land		44,000	Accepted Bldg		0	Total	44,000

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1647P278
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
7.00	Acres-Rear Land 1-10	2,000.00	14,000	100%		14,000
Total Acres 10.00			Land Total			52,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,792 Sqft	Grade C 100	Base	129,707
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-18,816
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2005	0	GOOD	GOOD	Average	Typical	115,091				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)				
None		None		97%	99% 100%	110,522				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Rcnld
Encl Frame Porch	2005	182	C 100	5,236	Avq.	97%	100%	100%		5,079
Frame Garage	2005	896	C 100	12,544	Avq.	97%	100%	100%		12,168
1,792 SFLA										
						Outbuilding Total				17,247

Acpt Land 52,100 **Accepted Bldg** 127,800 **Total** 179,900

Oakland
 Name: BOURASSA, ANNE E.

Valuation Report

07/15/2016

Page 3643

Map/Lot: 039-002

Account: 128 Card: 1 of 1

Location: 726 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5420P084
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 08/01/1997
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	100%		5,000
3.62	Acres-Rear Land 1-10	2,000.00	7,240	100%		7,240
Total Acres 5.62			Land Total			42,240

Dwelling Description

Replacement Cost New

Ranch	One Story	1,000 Sqft	Grade C 100	Base	80,920
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	856 Sqft, Grade D	Basement Gar	None	Fin Bsmt	9,587
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,464
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1970	0	TYPICAL	TYPICAL	Average	Typical	95,071	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		80%	%	%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Shed	1970									200
1,000 SFLA										200
----- S O U N D V A L U E -----										
Outbuilding Total										200

Acpt Land 42,200 **Accepted Bldg** 200 **Total** 42,400

Oakland
 Name: BLOOD TIMBERLANDS, LLC

Valuation Report

07/15/2016

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Map/Lot: 039-003

Account: 1541 Card: 1 of 1

Location: SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 1972
 Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 12/13/2004
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8237P272
 Reference 2
 Tran/Land/Bldg 1 6 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
165.00	Acres-Mixed Wood	383.00	63,195	100%		63,195	
32.00	Acres-Hardwood	239.00	7,648	100%		7,648	
Total Acres 197.00					Land Total	70,843	
Acpt Land		70,800	Accepted Bldg		0	Total	70,800

Oakland
 Name: RACKLEFF, DALE L.

Valuation Report

07/15/2016

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Map/Lot:

039-004

Account: 255 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B2392P272
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100
9.00	Acres-Rear Land 1-10	2,000.00	18,000	100%		18,000
Total Acres 12.00					Land Total	50,100

Acpt Land 50,100 **Accepted Bldg** 0 **Total** 50,100

Oakland
 Name: CLARK, DALE R.

Valuation Report

07/15/2016

Page 3646

Map/Lot: 039-005

Account: 2149 Card: 1 of 1

Location: 688 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/01/1998
 Sale Price: 0
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Related Parties

Reference 1: B5733P083
 Reference 2: CORRECTIVE DEED B5846P015
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	30,000.00	29,698	100%		29,698
Total Acres 0.98						29,698

Dwelling Description

Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade D 110	Base	89,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,914
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	94,989
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						89,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1970			----	SOUND	VALU	----		400
Wood Deck	2000	120	C 100	1,008	Avq.	97%	100%	100%	978
1,344 SFLA									1,378

Acpt Land 29,700 **Accepted Bldg** 90,700 **Total** 120,400

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B3348P199
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	34,500.00	34,500	100%		34,500
2.62	Acres-Rear Land 1-10	2,300.00	6,026	100%		6,026
Total Acres 3.62			Land Total			40,526

Dwelling Description

Replacement Cost New

Ranch	One Story	1,128 Sqft	Grade C 100	Base	88,805
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,779
Rooms	4	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	91,584
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	88,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	264	C 100	3,836	Avq.	97%	100%	100%	3,721
1.25 ST GARAGE..	1960	897	D 100	11,554	Avq.	55%	100%	100%	6,355
Frame Shed	1960	507	D 100	2,839	Avq+	78%	100%	100%	2,214
Frame Shed	1960	168	D 100	941	Avq.	60%	100%	100%	565
Frame Shed	1960			---- SOUND VALUE ----				300	
Frame Shed	1960			---- SOUND VALUE ----				100	
Frame Shed	1960			---- SOUND VALUE ----				100	
1,128 SFLA				Outbuilding Total				13,355	

Acpt Land	40,500	Accepted Bldg	102,200	Total	142,700
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Oakland
 Name: CLARK, SHARI E.

Valuation Report

07/15/2016

Page 3648

Map/Lot: 039-007

Account: 3082 Card: 1 of 1

Location: 718 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography RollingAbove Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/14/2015
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12076P193
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.43					Land Total	30,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
Unfin Basement	2016	1596	B 100	20,020	Avg.	97%	80%	100%		15,535
Outbuilding Total										15,535

Acpt Land 30,900 **Accepted Bldg** 15,500 **Total** 46,400

Oakland
 Name: ALDEN CAMPS INC.

Valuation Report

07/15/2016

Page 3649

Map/Lot:

039-008

Account: 4182 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 6 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.60	Acres-Frontage 1	5,000.00	3,000	100%		3,000
26.60	Acres-Mixed Wood	383.00	10,188	100%		10,188
9.50	Acres-Hardwood	239.00	2,271	100%		2,271
Total Acres 37.70					Land Total	39,459

Acpt Land 39,500 **Accepted Bldg** 0 **Total** 39,500

Oakland
 Name: RACKLEFF, JAMES M.

Valuation Report

07/15/2016

Page 3650

Map/Lot: 040-002

Account: 262 Card: 1 of 1

Location: 460 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B7617P077
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 06/09/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Buyer
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.10	Acres-Rear Land 1-10	2,000.00	4,200	100%		4,200
Total Acres 3.10			Land Total			34,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
14 Mobile Home.	1980	14X66	B 100	27,280	Fair	35%	100%	100%		9,548
Frame Shed	1970									300
924 SFLA										9,848

Acpt Land 34,200 **Accepted Bldg** 9,800 **Total** 44,000

Oakland
 Name: DICKINSON, JAMES P.

Valuation Report

07/15/2016

Page 3651

Map/Lot: 040-003

Account: 1113 Card: 1 of 1

Location: 470 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 02/01/2012
 Sale Price: 88,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10954P181
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.48	Acres-Rear Land 1-10	2,000.00	2,960	100%		2,960
Total Acres 2.48			Land Total			32,960

Dwelling Description

Replacement Cost New

Ranch	One Story	1,107 Sqft	Grade D 100	Base	70,009
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,299
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	62,726
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	96%	100%	100%	60,217	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2009	494	C 100	6,916	Avq.	97%	100%	100%	6,709
Wood Deck	2009	48	C 100	403	Avq.	97%	100%	100%	391
Wood Deck	2009	25	C 100	210	Avq.	97%	100%	100%	204
Frame Shed	2012	64	C 100	448	Avq.	97%	100%	100%	435
1,107 SFLA									7,739
Outbuilding Total									7,739

Acpt Land 33,000 **Accepted Bldg** 68,000 **Total** 101,000

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/01/1997
Sale Price 10,500
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B5408P001
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.49	Acres-Rear Land 1-10	2,000.00	2,980	100%		2,980
Total Acres 2.49			Land Total			32,980

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,129 Sqft	Grade B 110	Base	175,173
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	847 Sqft, Grade B	Basement Gar	None	Fin Bsmt	16,696
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,855
Rooms	8	HEARTH	TWO HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	8,279
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,957
Insulation	Heavy			Insulation	1,948
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2002	0	GOOD	GOOD	Average	Typical	211,908			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	98% 100%	201,440			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Jacuzzi	# 2002	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Wood Deck	2003	524	B 100	5,634	Avq.	97%	100%	100%	5,465
Frame Shed	2003	100	B 100	896	Avq.	97%	100%	100%	869
1,976 SFLA									
Outbuilding Total									9,729

Acpt Land 33,000 **Accepted Bldg** 211,200 **Total** 244,200

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Sale Data
 Sale Date 10/21/2005
 Sale Price 99,990
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8663P050

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.50	Acres-Rear Land 1-10	2,000.00	3,000	100%		3,000
Total Acres 2.50			Land Total			33,000

Dwelling Description

Replacement Cost New

Ranch	One Story	858 Sqft	Grade C 100	Base	72,173
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,114
Rooms	4	HEARTH	TWO HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Good	Typical	74,287			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	63,887				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1999	96	D 100	538	Avq.	97%	100%	100%	522
858 SFLA						Outbuilding Total			522

Acpt Land 33,000 **Accepted Bldg** 64,400 **Total** 97,400

Oakland
 Name: KITCHEN, GARY J.

Valuation Report

07/15/2016

Page 3654

Map/Lot: 040-006

Account: 2682 Card: 1 of 1

Location: 528 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 04/01/1997
 Sale Price 14,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5342P326

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 17 39 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Frontage 1	5,000.00	2,500	100%	Excess Frt	2,500
3.18	Acres-Rear Land 1-10	2,000.00	6,360	100%		6,360
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 4.68						Land Total 45,860

Dwelling Description

Replacement Cost New

Ranch	One Story	1,980 Sqft	Grade C 100	Base	141,288
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-20,790
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,879
Rooms	7	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	128,737
Functional Obsolescence				Phys. %	Econ. %	Value(Rcnld)
LAYOUT.....		None		90%	88%	101,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2011	240	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	1997	160	C 100	1,120	Avq.	96%	100%	100%	1,075
Frame Shed	1987			----- S O U N D V A L U E -----					100
1.50 ST GARAGE..	2000	1152	B 100	26,837	Avq.	97%	100%	100%	26,032
Frame Shed	2005	864	B 100	7,742	Avq.	97%	100%	100%	7,510
Frame Shed	2005	320	C 100	2,240	Avq.	97%	100%	100%	2,173
1,980 SFLA									
Outbuilding Total									40,285

Acpt Land 45,900 **Accepted Bldg** 142,200 **Total** 188,100

Oakland
 Name: WOODSUM, DOUGLAS H.

Valuation Report

07/15/2016

Page 3655

Map/Lot: 040-006-1

Account: 3725 Card: 1 of 1

Location: 508 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/21/2015
 Sale Price: 169,900
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Split/Assemblage

Reference 1: B12082P86
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
2.30	Acres-Rear Land 1-10	2,000.00	4,600	100%	Excess Frt	4,600
Total Acres 3.30			Land Total			34,600

Dwelling Description

Replacement Cost New

Conventional Exterior Dwelling Units	Two Story ALUM/VINYL 1 OTHER Units-0	784 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	101,422 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,864
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1997	0	TYPICAL	TYPICAL	Average	Typical	106,966			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		96%	100% 100%	102,687			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1997	720	C 100	10,080	Avq.	96%	100%	100%	9,677
Open Frame Porch	1997	168	C 100	2,492	Avq.	96%	100%	100%	2,392
Wood Deck	1999	120	C 100	1,008	Avq.	97%	100%	100%	978
1,568 SFLA									
Outbuilding Total									13,047

Acpt Land 34,600 **Accepted Bldg** 115,700 **Total** 150,300

Oakland
 Name: LESCHINSKI, ROBERT

Valuation Report

07/15/2016

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Map/Lot:

040-006-2

Account: 3538 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street Paved

Reference 1 B5318P186

Reference 2

Tran/Land/Bldg 1 1 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.37	Acres-Frontage 1	5,000.00	1,850	100%	Excess Frt	1,850
0.03	Acres-Rear Land 1-10	2,000.00	60	100%		60
Total Acres 1.40					Land Total	25,910

Acpt Land	25,900	Accepted Bldg	0	Total	25,900
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Oakland
 Name: GIROUX, JAMES R.

Valuation Report

07/15/2016

Page 3657

Map/Lot: 040-007

Account: 809 Card: 1 of 1

Location: 520 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2950P264
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	30,000.00	14,388 100%		14,387
Total Acres 0.23				Land Total	14,387

Dwelling Description

Replacement Cost New

Conventional	One Story	396 Sqft	Grade D 100	Base	34,971
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	120 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,344
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	3,618
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1991	0	TYPICAL	TYPICAL	Average	Typical	39,933			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
Incomplete		None		92%	95%	100%			
						34,901			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1989			----	SOUND	VALU	----		500
ONE STORY FRAME	2000	308	D 100	12,764	Avq.	97%	95%	100%	11,762
Frame Shed	1991			----	SOUND	VALU	----		200
704 SFLA									12,462
Outbuilding Total									12,462
Acpt Land		14,400		Accepted Bldg		47,400		Total	61,800

Oakland
 Name: RACKLIFFE, LINDA

Valuation Report

07/15/2016

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Map/Lot: 040-008

Account: 1132 Card: 1 of 1

Location: 542 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3587P60
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			32,000

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	One Story ALUM/VINYL 1 OTHER Units-0	660 Sqft Masonry Trim Roof Cover	Grade D 100 None Asphalt Shingles	Base Trim Roof	47,981 0 0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	-4,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,033
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,192
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1921	0	OLD TYPE	Old Type	Fair	Typical	50,965			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)		
Incomplete		None		50%	92%	100%	23,444		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1950	200	D 100	8,288	Fair	50%	92%	100%	3,812
Frame Shed	1921								300
860 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									4,112

Acpt Land 32,000 **Accepted Bldg** 27,600 **Total** 59,600

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2232P352
Reference 2 B5903P160
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.78	Acres-Rear Land 1-10	2,000.00	3,560	100%		3,560
0.34	Acres-Frontage 1	5,000.00	1,700	100%		1,700
Total Acres 3.12			Land Total			35,260

Dwelling Description				Replacement Cost New	
Conventional Exterior Dwelling Units	Two Story WOOD SHINGLE 1 OTHER Units-0	864 Sqft Masonry Trim Roof Cover	Grade C 100 None Asphalt Shingles	Base Trim Roof	108,814 0 0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1990	0	TYPICAL	TYPICAL	Average	Typical	108,814				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	92%	95%	100%	95,103					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Barn	1984	672	C 100	11,290	Avq.	85%	100%	100%	9,596	
Frame Shed	1960			----- S O U N D V A L U E -----						200
ONE STORY FRAME	1997	96	C 100	4,973	Avq.	96%	95%	100%	4,535	
Frame Garage	2004	896	C 100	12,544	Avq.	97%	100%	100%	12,168	
TWO STORY FRAME	2005	288	C 110	24,615	Avq.	97%	95%	100%	22,683	
Wood Deck	2013	906	B 100	9,741	Avq.	97%	100%	100%	9,449	
2,400 SFLA										
						Outbuilding Total		58,631		
Acpt Land		35,300		Accepted Bldg		153,700		Total		189,000

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	09/23/2015
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B12106P86 JT
 Reference 2 B12117P38 JT
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
5.00	Acres-Frontage 1	5,000.00	25,000	65%	Excess Frt	16,250
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
140.00	REAR2-Rear 21+	500.00	70,000	100%		70,000
Total Acres 166.00			Land Total			136,250

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	492 Sqft	Grade D 100	Base	49,032
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,100
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	738	Insulation	-827
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1928	0	Obsolete	Obsolete	Poor	Typical		37,303
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation		None		45%	%	%	0

Acpt Land 136,300 **Accepted Bldg** 0 **Total** 136,300

Oakland
 Name: CLARK, DALE R.

Valuation Report

07/15/2016

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Map/Lot:

040-010-2

Account: 2332 Card: 1 of 1

Location:

586 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/21/2015
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B12120P150
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.43	Acres-Rear Land 1-10	2,000.00	860	100%		860
Total Acres 1.43				Land Total		30,860

Dwelling Description

Replacement Cost New

Ranch	One Story	1,740 Sqft	Grade B 100	Base	161,925
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,488
Rooms	0	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	None	None	Average	Typical	164,187
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcld)
Incomplete		None		97%	53% 100%	84,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
Frame Garage	2002	576	C 100	8,064	Avq.	97%	100%	100%	7,822
Encl Frame Porch	1994	30	C 100	980	Avq.	94%	100%	100%	921
Open Frame Porch	2016	64	B 100	1,326	Avq.	97%	100%	100%	1,286
1,740 SFLA									
Outbuilding Total									10,029

Acpt Land 30,900 **Accepted Bldg** 94,400 **Total** 125,300

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1395P368
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.08	Acres-Rear Land 1-10	3,600.00	288	100%		288
Total Acres 0.46			Land Total			157,246

Dwelling Description

Replacement Cost New

Other	Two Story	480 Sqft	Grade C 110	Base	82,279
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-2,957
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	6,468
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	None			Insulation	-1,478
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Good	Typical	78,860
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence						56,779
None						
Phys. %						75%
75%						
Func. %						96%
96%						
Econ. %						100%
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1975	384	C 110	32,820	Avq+	85%	96%	100%	26,781
ONE STORY FRAME	1985	168	C 110	9,573	Avq+	90%	96%	100%	8,271
TWO STORY FRAME	1995	150	B 100	14,918	Avq+	95%	96%	100%	13,605
ONE STORY FRAME	1945	21	C 110	1,197	Good	75%	96%	100%	862
ONE STORY FRAME	1945	58	C 110	3,305	Good	75%	96%	100%	2,380
Wood Deck	1985	1096	C 100	9,206	Avq.	85%	100%	100%	7,825
Frame Shed	1967	100	D 100	560	Avq.	50%	100%	100%	280
Frame Shed	1967	112	D 100	627	Avq.	50%	100%	100%	314
Open Frame Porch	1975	32	C 100	588	Avq.	83%	100%	100%	488
Jacuzzi #	2004	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,275 SFLA									64,201
Outbuilding Total									64,201

Acpt Land	157,200	Accepted Bldg	121,000	Total	278,200
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Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1395P368
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	360 Sqft	Grade D 110	Base	40,168
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,657
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,663
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-444
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1960	0	Obsolete	Obsolete	Average	Typical			31,186	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		74%	95%	100%	21,924		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1975	48	C 100	403	Ava.	75%	100%	100%	302
Patio	2004	144	C 100	403	Ava.	97%	100%	100%	391
360 SFLA						Outbuilding Total			693
Acpt Land			0	Accepted Bldg			22,600	Total	22,600

Oakland
Name: SAULTER, SHIRLIE P.

Valuation Report

07/15/2016

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Map/Lot:

040-012

Account: 393

Location:

56 BENSON COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	157,200	121,000	278,200	157,200	121,000	278,200
2	0	22,600	22,600	0	22,600	22,600
TOTAL	157,200	143,600	300,800	157,200	143,600	300,800

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9142P185
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	11/09/2006
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	216,000	170,694	100%		170,694
Total Acres 0.49						170,694

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	512 Sqft	Grade D 110	Base	63,912
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,623
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,140
Rooms	9	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-552
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Above Average	Typical	55,554
Functional Obsolescence						Value(Rcnld)
None						42,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld	
				RCN	Cond	Phy	Func	Econ		
ONE STORY FRAME	1958	240	D 110	10,940	Avq+	77%	99%	100%	8,340	
ONE STORY FRAME	1958	226	D 110	10,303	Avq+	77%	99%	100%	7,854	
ONE STORY FRAME	1994	483	C 100	25,019	Avq.	97%	99%	100%	24,025	
Encl Frame Porch	1958	672	D 110	16,681	Avq+	77%	100%	100%	12,844	
Open Frame Porch	1958	36	D 110	567	Avq+	77%	100%	100%	437	
Wood Deck	1992	150	C 100	1,260	Avq.	90%	100%	100%	1,134	
Frame Shed	1960	360	D 100	2,016	Avq-	60%	100%	100%	1,210	
Frame Shed	1960	132	D 100	739	Avq-	60%	100%	100%	443	
Frame Shed	1960	56	D 100	314	Avq-	60%	100%	100%	188	
Frame Shed	1960	98	D 100	549	Avq-	60%	100%	100%	329	
1,845 SFLA									Outbuilding Total	56,804

Acpt Land	170,700	Accepted Bldg	99,200	Total	269,900
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Oakland
 Name: MORRILL, SUSAN E.

Valuation Report

07/15/2016

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Map/Lot: 040-014

Account: 1702 Card: 1 of 1

Location: 60 BENSON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2534P338
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	216,000	165,964	100%		165,964
Total Acres 0.45						165,964

Dwelling Description				Replacement Cost New		
Other	One Story	956 Sqft	Grade D 100	Base		62,568
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-11,243
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-4,015
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,071
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	OLD TYPE	Old Type	Average	Typical	46,239			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		65%	100%	100%			
Value(Rcnld)						30,055			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	225	D 100	2,632	Avq.	65%	100%	100%	1,711
Frame Shed	1940	32	D 100	179	Avq.	65%	100%	100%	116
956 SFLA						Outbuilding Total			1,827

Acpt Land 166,000 **Accepted Bldg** 31,900 **Total** 197,900

Oakland
 Name: SCHECHTER, JOHN S.

Valuation Report

07/15/2016

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Map/Lot: 040-015

Account: 410 Card: 1 of 1

Location: 62 BENSON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B9118P225
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 10/20/2006
 Sale Price 195,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	216,000	192.015 100%		192,015
Total Acres 0.70				Land Total	192,015

Dwelling Description

Replacement Cost New

Other	One Story	700 Sqft	Grade D 100	Base	49,952
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,940
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-784
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	Old Type	Average	Typical	37,996			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		65%	100%	100%			
Value(Rcnld)						24,697			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	140	D 100	1,680	Avq.	65%	100%	100%	1,092
Frame Shed	1960					----- S O U N D V A L U E -----			100
Wood Deck	1940	72	D 100	484	Avq.	65%	100%	100%	315
700 SFLA						Outbuilding Total			1,507
Acpt Land		192,000	Accepted Bldg		26,200	Total			218,200

Oakland
 Name: SCHECHTER, JOHN S.

Valuation Report

07/15/2016

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Map/Lot:

040-015-1

Account: 4159 Card: 1 of 1

Location:

BENSON COVE

Neighborhood 72 EAST POND.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 10/20/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9118P225

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	30,000.00	11.619	50%	Fract. Sha	5,809
Total Acres 0.15					Land Total	5,809
Acpt Land		5,800	Accepted Bldg		0	Total
						5,800

Oakland
 Name: MORRILL, SUSAN E.

Valuation Report

07/15/2016
 Page 3669
 040-015-1
 BENSON COVE

Account: 4160 Card: 1 of 1
 Map/Lot:
 Location:

Neighborhood 72 EAST POND.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	30,000.00	12,369	25%	Fract. Sha	3,092
Total Acres 0.17				Land Total		3,092
Accpt Land		3,100	Accepted Bldg		0	Total
						3,100

Oakland
 Name: JONES, JENNIFER E. SIDDALL

Valuation Report

07/15/2016

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Map/Lot:

040-015-1

Account: 4161 Card: 1 of 1

Location:

BENSON COVE

Neighborhood 72 EAST POND.....

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	11/06/2006
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B9142P185

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	30,000.00	12,369	25%	Fract. Sha	3,092
Total Acres 0.17					Land Total	3,092
Acpt Land		3,100	Accepted Bldg		0	Total
						3,100

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/20/2006
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9118P225

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	315 Sqft	Grade D 90	Base	30,669
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,334
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,191
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-318
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Percent Good			Value
1940	0	OLD TYPE	Old Type	Average			Typical			25,826
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
COND/DES/UTIL...		None		65%	80%	100%	13,430			
Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Encl Frame Porch	1940	24	D 90	585	Avg.	65%	80%	100%	304	
Frame Shed	1940								100	
315 SFLA				----- SOUND VALUE -----					404	
Acpt Land				0	Accepted Bldg		13,800	Total	13,800	

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8105P060
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 09/01/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	216,000	172,963	100%		172,962
Total Acres 0.51						172,962

Dwelling Description

Replacement Cost New

Log	One Story	1,200 Sqft	Grade C 100	Base	93,240
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,957
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	100,817
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Wood Deck	1992	190	C 100	1,596	Avg.	92%
1,200 SFLA						100%
Outbuilding Total						1,468

Acpt Land 173,000 **Accepted Bldg** 94,200 **Total** 267,200

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/13/2007
 Sale Price 250,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9464P132

Reference 2

Tran/Land/Bldg 2 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	216,000	198,996	100%		198,996
Total Acres 0.78						198,996

Dwelling Description

Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	91,762
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	-5,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1974	0	TYPICAL	TYPICAL	Average	Typical	88,100	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		82%	100%	100%	72,242

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1974	344	C 100	2,890	Avq.	82%	100%	100%	2,370
Frame Garage	1990	480	C 100	6,720	Avq.	95%	100%	100%	6,384
Frame Shed	1974			----- S O U N D V A L U E -----					100
Wood Deck	1974	72	C 100	605	Avq.	82%	100%	100%	496
1,176 SFLA									9,350

Acpt Land 199,000 **Accepted Bldg** 81,600 **Total** 280,600

Oakland
 Name: ELLIS, CHARLENE F.

Valuation Report

07/15/2016

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Map/Lot: 040-018

Account: 2864 Card: 1 of 1

Location: 78 BENSON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1553P252 JT
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	216,000	152,755	100%		152,755
Total Acres 0.35						152,755

Dwelling Description				Replacement Cost New		
Other	One & 3/4 Story	528 Sqft	Grade D 110	Base		63,873
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-4,269
Rooms	5	HEARTH	ONE HEARTH	HEARTH		739
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,138
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	TYPICAL	TYPICAL	Above Average	Typical	52,375			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	100%	100%	36,662				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1945	288	D 110	13,129	Avq+	70%	100%	100%	9,190
Encl Frame Porch	1945	216	D 110	5,446	Avq+	70%	100%	100%	3,812
Frame Shed	1960	121	D 100	678	Avq.	45%	100%	100%	305
1,212 SFLA									
Outbuilding Total									13,307

Acpt Land 152,800 **Accepted Bldg** 50,000 **Total** 202,800

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7585P248
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	07/14/2003
Sale Price	82,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992 100%		132,992
Total Acres 0.23				Land Total	132,992

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	306 Sqft	Grade D 110	Base	44,674
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,958
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,476
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-660
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	1989	TYPICAL	TYPICAL	Above Average	Typical	37,580			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
						Value(Rcnld)			
						26,306			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1945	209	D 110	9,527	Avq+	70%	100%	100%	6,669
Wood Deck	2006	104	B 100	1,119	Avq.	97%	100%	100%	1,085
Frame Shed	1960			---- S O U N D V A L U E ----					300
Frame Shed	1960			---- S O U N D V A L U E ----					100
Open Frame Porch	2006	296	C 110	4,712	Avq.	97%	100%	100%	4,571
Wood Deck	2005	120	C 100	1,008	Avq.	97%	100%	100%	978
745 SFLA									Outbuilding Total
									13,703
Acpt Land		133,000	Accepted Bldg		40,000	Total			173,000

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/07/2012
 Sale Price 143,625
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B11160P226
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992 100%		132,992
Total Acres 0.23				Land Total	132,992

Dwelling Description

Replacement Cost New

Conventional	Two Story	480 Sqft	Grade C 110	Base	88,732
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-5,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1986	1986	TYPICAL	TYPICAL	Above Average	Typical	83,188			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		91%	100%	100%			
						75,701			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	160	C 110	9,117	Avq+	91%	100%	100%	8,296
ONE STORY FRAME	2000	240	C 110	13,675	Avq.	97%	100%	100%	13,265
Wood Deck	2001	102	C 100	857	Avq.	97%	100%	100%	831
Wood Deck	1990	312	C 100	2,621	Avq.	90%	100%	100%	2,359
Frame Shed	1960	96	D 100	538	Avq.	60%	100%	100%	323
Wood Deck	2004	200	C 100	1,680	Avq.	97%	100%	100%	1,630
Frame Shed	2006	168	B 100	1,505	Avq.	97%	100%	100%	1,460
1,360 SFLA							Outbuilding Total		28,164
Acpt Land		133,000		Accepted Bldg		103,900		Total	236,900

Oakland
Name: FISHER, MARK D.

Valuation Report

07/15/2016

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Map/Lot: 040-021

Account: 2919 Card: 1 of 1

Location: 84 BENSON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 04/01/1998
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B5602P083
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992 100%		132,992
Total Acres 0.23				Land Total	132,992

Dwelling Description

Replacement Cost New

Conventional	Two Story	672 Sqft	Grade D 110	Base	76,137
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	70,667
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	62,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1985	192	C 100	1,613	Avq.	85%	100%	100%	1,371
Wood Deck	1995	100	C 100	840	Avq.	95%	100%	100%	798
1 Story/BASEMENT	2009	140	C 100	8,624	Avq.	97%	50%	100%	4,183
OPEN PORCH/BSMT	2009	100	C 100	2,107	Avq.	97%	100%	100%	2,044
1,484 SFLA									
Outbuilding Total									8,396

Acpt Land	133,000	Accepted Bldg	71,300	Total	204,300
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Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 06/06/2005
Sale Price 239,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8440P125
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 26 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992	100%		132,992
0.47	Acres-Rear Land 1-10	3,600.00	1,692	100%		1,692
Total Acres 0.70			Land Total			134,684

Dwelling Description

Replacement Cost New

Other	Two Story	432 Sqft	Grade C 100	Base	70,275
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	1998	TYPICAL	TYPICAL	Good	Typical	74,895
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	68,903	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1998	480	C 100	29,568	Avq.	96%	100%	100%	28,385
Open Frame Porch	1998	160	C 100	2,380	Avq.	96%	100%	100%	2,285
Encl Frame Porch	1998	208	C 100	5,964	Avq.	96%	100%	100%	5,725
Frame Shed	1998	48	D 100	269	Avq.	96%	100%	100%	258
Open Frame Porch	2004	24	C 100	476	Avq.	97%	100%	100%	462
Unfin Basement	2006	120	C 100	1,176	Avq.	97%	100%	100%	1,141
1,344 SFLA						Percent Good			38,256

Accpt Land 134,700 **Accepted Bldg** 107,200 **Total** 241,900

Account: 1343 Card: 1 of 12

Map/Lot: 040-023
 Location: 47 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000	
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000	
1.00	Acres-Homesite (Fract)	216,000	216,000	25%	Corner/Loc	54,000	
0.50	Acres-Frontage 1	140,400	70,200	25%	Corner/Loc	17,550	
10.00	Acres-Rear Land 1-10	3,600.00	36,000	100%		36,000	
10.00	Acres-Rear Land 11-20	2,160.00	21,600	100%		21,600	
73.17	REAR2-Rear 21+	1,800.00	131,706	100%		131,706	
Total Acres 96.67						Land Total	692,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
CAMP AUDITORIUM.	1986	5760	C 100	146,552	Ava.	89%	70%	90%	82,172
Open Frame Porch	1960	288	D 100	3,338	Ava.	60%	50%	90%	902
CAMP AUDITORIUM.	2014	728	C 100	19,746	Ava.	97%	100%	90%	17,239
Outbuilding Total									100,313

Acpt Land	692,900	Accepted Bldg	100,300	Total	793,200
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Account: 1343 Card: 2 of 12

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CAMP GYM.....	1951	4692	C 100	99,932	Ava.	69%	70%	90%	43,440	
Frame Shed	2012	80	B 100	717	Ava.	97%	100%	90%	626	
Frame Shed	2012	24	B 100	216	Ava.	97%	100%	90%	189	
Frame Shed	2012	24	B 100	216	Ava.	97%	100%	90%	189	
Open Frame Porch	2012	196	B 100	3,692	Ava.	97%	100%	90%	3,223	
Outbuilding Total									47,667	
Acpt Land			0	Accepted Bldg			47,700	Total		47,700

Oakland
 Name: MANITOU REALTY CO. L.L.C.

Valuation Report

07/15/2016

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Account: 1343 Card: 3 of 12

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1970	720	D 110	8,870	Ava.	80%	100%	90%	6,386
2 STORY GARAGE	1970	576	D 110	10,644	Ava.	80%	100%	90%	7,664
Frame Shed	1970			----- S O U N D V A L U E -----					200
Frame Shed	2005	144	C 100	1,008	Ava.	97%	100%	90%	880
Frame Shed	2005	64	C 100	448	Ava.	97%	100%	90%	392
Frame Shed	2010	1036	C 100	7,252	Ava.	97%	100%	90%	6,331
								Outbuilding Total	21,853
Accpt Land			0	Accepted Bldg		21,900	Total		21,900

Account: 1343 Card: 4 of 12

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAMP DIN. HALL	1999	8100	C 100	341,600	Ava.	97%	100%	90%	298,217
Wood Deck	2008	1275	C 100	10,710	Ava.	97%	100%	90%	9,350
COOLER.....	1980	144	C 100	5,040	Ava.	86%	100%	90%	3,901
COOLER.....	1980	180	C 100	6,300	Ava.	86%	100%	90%	4,876
FREEZER.....	1980	100	C 100	4,900	Ava.	86%	100%	90%	3,793
CAMP DIN. HALL	2012	1800	C 100	77,000	Ava.	97%	100%	90%	67,221
Frame Shed	2012	120	C 100	840	Ava.	97%	100%	90%	734
Outbuilding Total									388,092
Accpt Land			0	Accepted Bldg		388,100	Total		388,100

Oakland
 Name: MANITOU REALTY CO. L.L.C.

Valuation Report

07/15/2016

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Map/Lot: 040-023

Account: 1343 Card: 5 of 12

Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CLUBHOUSE.....	2006	1536	B 100	151,962	Ava.	97%	100%	90%	132,663
Wood Deck	2006	80	B 100	860	Ava.	97%	100%	90%	751
Wood Deck	2006	80	B 100	860	Ava.	97%	100%	90%	751
Outbuilding Total									134,165
Acpt Land			0	Accepted Bldg		134,200	Total		134,200

Oakland
 Name: MANITOU REALTY CO. L.L.C.

Valuation Report

07/15/2016

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Map/Lot: 040-023

Account: 1343 Card: 6 of 12

Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAMP GYM.....	2007	9999	A 100	338.206	Ava.	97%	150%	90%	442.881
CAMP GYM.....	2007	3501	A 100	119.874	Ava.	97%	150%	90%	156.975
Open Frame Porch	2012	720	B 100	13.082	Ava.	97%	100%	90%	11.421
Outbuilding Total									611,277
Acpt Land			0	Accepted Bldg		611,300	Total		611,300

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	2,118 Sqft	Grade D 100	Base	113,839
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-24,908
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,896
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	18		
Baths	0	Half Baths	0	Plumbing	10,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			
2007	0	None	TYPICAL	Average	97%	87%	90%			90,115
Functional Obsolescence		Economic Obsolescence								Value(Rcnld)
None		None								68,443
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		Rcnld
Open Frame Porch	2007	234	D 100	2,733	Ava.	97%	100%	90%		2,386
Frame Shed	2007	16	C 100	112	Ava.	97%	100%	90%		98
2,118 SFLA										
							Outbuilding Total			2,484
Acpt Land			0	Accepted Bldg			70,900	Total		70,900

Account: 1343 Card: 8 of 12

Map/Lot: 040-023
 Location: 47 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,956 Sqft	Grade D 100	Base	106,255
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-23,003
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,215
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	18		
Baths	0	Half Baths	0	Plumbing	10,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Percent Good			Total
2008	0	None	TYPICAL	Average	Typical	Phy	Func	Econ	Value
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	88%	90%	65,390				
Outbuildings/Additions/Improvements					Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2008	216	D 100	2,531	Ava.	97%	90%	90%	1,989
Frame Shed	2008	64	D 100	358	Ava.	97%	90%	90%	281
Open Frame Porch	2008	336	D 100	3,875	Ava.	97%	90%	90%	3,045
Wood Deck	2007	2900	A 100	38,976	Ava.	97%	100%	90%	34,026
Frame Shed	2008	16	C 100	112	Ava.	97%	100%	90%	98
1,956 SFLA						Outbuilding Total			39,439
Acpt Land			0	Accepted Bldg		104,800	Total		104,800

Account: 1343 Card: 9 of 12

Map/Lot: 040-023
 Location: 47 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,959 Sqft	Grade D 100	Base	106,396
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-23,038
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,228
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	18		
Baths	0	Half Baths	0	Plumbing	10,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2011	0	None	TYPICAL	Average	Typical	85,210			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	88%	90%	65,462				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2011	216	D 100	2,531	Ava.	97%	90%	90%	1,989
Frame Shed	2011	16	C 100	112	Ava.	97%	100%	90%	98
1,959 SFLA									
Outbuilding Total									2,087
Acpt Land			0	Accepted Bldg		67,500	Total		67,500

Account: 1343 Card: 10 of 12

Map/Lot: 040-023
 Location: 47 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,888 Sqft	Grade D 100	Base	103,072
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-22,203
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,930
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	18		
Baths	0	Half Baths	0	Plumbing	10,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,115
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2013	0	None	TYPICAL	Average	Typical	80,904			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	89%	90%	62,860				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2012	288	D 100	3,338	Ava.	97%	90%	90%	2,623
Frame Shed	2012	16	C 100	112	Ava.	97%	100%	90%	98
1,888 SFLA									2,721
Acpt Land				0	Accepted Bldg	65,600	Total		65,600

Account: 1343 Card: 11 of 12

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
CAMP DIN. HALL	2014	768	B 100	43,079	Ava.	97%	100%	90%	37,608	
Open Frame Porch	2014	448	B 100	8,207	Ava.	97%	100%	90%	7,165	
Frame Shed	2014	96	B 100	860	Ava.	97%	100%	90%	751	
Wood Deck	2014	224	B 100	2,408	Ava.	97%	100%	90%	2,102	
Frame Shed	2014	192	B 100	1,721	Ava.	97%	100%	90%	1,502	
Frame Shed	2014	20	B 100	179	Ava.	97%	100%	90%	157	
FOUR LIGHT.....	2014	3	B 100	13,440	Ava.	97%	100%	90%	11,733	
DOUBLE LIGHT....	2014	2	B 100	5,376	Ava.	97%	100%	90%	4,694	
HOCKEY RINK.....	2014	1	C 100	14,000	Ava.	97%	100%	90%	12,222	
Tennis Court	1995	1	C 100	7,000	Ava.	95%	100%	90%	5,985	
1,888 SFLA										
						Outbuilding Total			83,919	
Acpt Land			0	Accepted Bldg		83,900	Total		83,900	

Account: 1343 Card: 12 of 12

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5792P248
 Reference 2
 Tran/Land/Bldg 1 2 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	384 Sqft	Grade C 100	Base	40,826
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,016
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2014	0	None	GOOD	Average	Typical	32,627			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	90%	90%	25,635				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2014	48	C 100	403	Ava.	97%	100%	90%	352
Frame Shed	2014	96	B 100	860	Ava.	97%	100%	90%	751
384 SFLA									1,103
Acpt Land		0	Accepted Bldg		26,700	Total		26,700	

Valuation Report

Account: 1343

Location: 41 CAMP MANITOU COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	692,900	100,300	793,200	692,900	100,300	793,200
2	0	47,700	47,700	0	47,700	47,700
3	0	21,900	21,900	0	21,900	21,900
4	0	388,100	388,100	0	388,100	388,100
5	0	134,200	134,200	0	134,200	134,200
6	0	611,300	611,300	0	611,300	611,300
7	0	70,900	70,900	0	70,900	70,900
8	0	104,800	104,800	0	104,800	104,800
9	0	67,500	67,500	0	67,500	67,500
10	0	65,600	65,600	0	65,600	65,600
11	0	83,900	83,900	0	83,900	83,900
12	0	26,700	26,700	0	26,700	26,700
TOTAL	692,900	1,722,900	2,415,800	692,900	1,722,900	2,415,800

Account: 2344 Card: 1 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	180 Sqft	Grade D 100	Base	26,759
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,117
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-756
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-202
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1950	0	None	TYPICAL	Below Average		Typical			25,700
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
COND/DES/UTIL...		None		64%	72%	90%		10,658	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	84	D 100	1,053	Avq-	64%	72%	90%	437
ONE STORY FRAME	2014	240	C 100	12,432	Avq.	97%	100%	90%	10,853
Carport/Canopy	2014	588	C 100	3,704	Avq.	97%	75%	90%	2,426
420 SFLA						Outbuilding Total			13,716
Acpt Land			0	Accepted Bldg			24,400	Total	24,400

Account: 2344 Card: 2 of 10 Map/Lot: Location:

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	560 Sqft	Grade D 100	Base	47,358
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,586
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,352
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-627
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value(Rcnld)
1950	0	TYPICAL	TYPICAL	Average	68%	100%	90%			37,793
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		68%	100%	90%			23,129	
Outbuildings/Additions/Improvements										Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Wood Deck	2011	96	C 100	806	Avq.	97%	100%	90%	704	
ONE STORY FRAME	2008	144	C 100	7,459	Avq.	97%	100%	90%	6,512	
704 SFLA										
							Outbuilding Total		7,216	
Acpt Land			0	Accepted Bldg		30,300	Total		30,300	

Account: 2344 Card: 3 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	816 Sqft	Grade D 100	Base	61,235
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,427
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-914
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1960	0	TYPICAL	TYPICAL	Average	74%	100%	90%			47,298
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		74%	100%	90%			31,500	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1960	144	D 100	1.725	Avg.	74%	100%	90%	1,148	
816 SFLA									1,148	
Acpt Land							0	Accepted Bldg		32,600
								Total		32,600

Account: 2344 Card: 4 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,056 Sqft	Grade D 100	Base	64,121
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,435
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1960	0	TYPICAL	TYPICAL	Average	74%	100%	90%			46,084
Functional Obsolescence		Economic Obsolescence								
None		None								30,692
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1960	192	D 100	2,262	Avq.	74%	100%	90%	1,507	
Frame Shed	2012	16	C 100	112	Avq.	97%	100%	90%	98	
1,056 SFLA								Outbuilding Total		1,605
Acpt Land			0	Accepted Bldg			32,300	Total		32,300

Account: 2344 Card: 5 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,056 Sqft	Grade D 100	Base	64,121
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,435
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1960	0	TYPICAL	TYPICAL	Average	74%	100%	90%			46,084
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		74%	100%	90%	30,692			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1960	192	D 100	2,262	Avg.	74%	100%	90%	1,507	
1,056 SFLA							Outbuilding Total		1,507	
Acpt Land			0	Accepted Bldg		32,200	Total		32,200	

Account: 2344 Card: 6 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,056 Sqft	Grade D 100	Base	64,121
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,435
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1960	0	TYPICAL	TYPICAL	Average	74%	100%	90%			46,084
Functional Obsolescence		Economic Obsolescence								
None		None								30,692
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1960	192	D 100	2,262	Avq.	74%	100%	90%	1,507	
Frame Shed	2012	16	C 100	112	Avq.	97%	100%	90%	98	
1,056 SFLA									Outbuilding Total	1,605
Acpt Land			0	Accepted Bldg			32,300	Total		32,300

Account: 2344 Card: 7 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,432 Sqft	Grade D 100	Base	86,025
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-16,840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,014
Rooms	3	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,432	Insulation	-1,604
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1900	0	TYPICAL	TYPICAL	Average	Typical	61,567	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		65%	100%	90%	36,017
Acpt Land		0	Accepted Bldg		36,000	Total	36,000

Account: 2344 Card: 8 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	1,312 Sqft	Grade D 100	Base	76,106
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-15,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,510
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1945	0	TYPICAL	TYPICAL	Average	66%	100%	90%			55,167
Functional Obsolescence		Economic Obsolescence								32,769
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value Rcnld
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
Open Frame Porch	1945	40	D 100	560	Avq.	66%	100%	90%	333	
Open Frame Porch	1945	24	D 100	381	Avq.	66%	100%	90%	226	
1,312 SFLA									559	
Acpt Land				0	Accepted Bldg		33,300	Total		33,300

Account: 2344 Card: 9 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,590 Sqft	Grade D 110	Base	113,512
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-20,568
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,387
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,959
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1960	0	TYPICAL	TYPICAL	Above Average	Typical		87,076		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	78%	100%	90%	61,127				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1960	120	D 110	1,602	Avq+	78%	100%	90%	1,125
1,590 SFLA									1,125
Acpt Land						0	Accepted Bldg		62,300
							Total		62,300

Account: 2344 Card: 10 of 10

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	360 Sqft	Grade D 100	Base	31,537
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,512
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-403
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1950	0	None	TYPICAL	Average	68%	90%	90%			25,388
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		68%	90%	90%	13,984			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
ONE STORY FRAME	2014	120	C 100	6,216	Avg.	97%	100%	90%	5,427	
480 SFLA							Outbuilding Total		5,427	
Acpt Land			0	Accepted Bldg		19,400	Total		19,400	

Valuation Report

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	24,400	24,400	0	24,400	24,400
2	0	30,300	30,300	0	30,300	30,300
3	0	32,600	32,600	0	32,600	32,600
4	0	32,300	32,300	0	32,300	32,300
5	0	32,200	32,200	0	32,200	32,200
6	0	32,300	32,300	0	32,300	32,300
7	0	36,000	36,000	0	36,000	36,000
8	0	33,300	33,300	0	33,300	33,300
9	0	62,300	62,300	0	62,300	62,300
10	0	19,400	19,400	0	19,400	19,400
TOTAL	0	335,100	335,100	0	335,100	335,100

Oakland
 Name: MANITOU REALTY CO. L.L.C.

Valuation Report

07/15/2016

Page 3703

Map/Lot: 040-023

Account: 2345 Card: 1 of 8

Location: 47 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1985	120	D 110	1,602	Avg.	89%	100%	90%	1,283
Frame Garage	1985	840	D 110	10,349	Avg.	89%	100%	90%	8,290
Outbuilding Total									9,573
Acpt Land			0	Accepted Bldg		9,600	Total		9,600

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND

Reference 2

Tran/Land/Bldg 1 5 2

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	420 Sqft	Grade D 100	Base	36,154
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,939
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,764
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-470
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition											
Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1950	0	TYPICAL	TYPICAL	Average	Typical	28,981					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	68%	100%	90%	17,736						
Outbuildings/Additions/Improvements						Value					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	1956	84	D 100	1,053	Ava.	68%	100%	90%	644		
Wood Deck	2012	130	C 100	1,092	Ava.	97%	100%	90%	953		
ONE STORY FRAME	2012	48	C 100	2,486	Ava.	97%	100%	90%	2,170		
468 SFLA									3,767		
Acpt Land						0	Accepted Bldg		21,500	Total	21,500

Valuation Report

Account: 2345 Card: 3 of 8

Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	696 Sqft	Grade D 100	Base	49,755
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,185
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,923
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-780
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1950	0	TYPICAL	TYPICAL	Average	Typical	37,867				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		68%	100%	90%	23,175			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1956	120	D 100	1,456	Ava.	68%	100%	90%	891	
Wood Deck	2014	144	C 100	1,210	Ava.	97%	100%	90%	1,057	
ONE STORY FRAME	2014	256	C 100	13,261	Ava.	97%	100%	90%	11,577	
952 SFLA						Outbuilding Total			13,525	
Acpt Land			0	Accepted Bldg			36,700	Total		36,700

Account: 2345 Card: 4 of 8

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	798 Sqft	Grade D 100	Base	54,781
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,352
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-894
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			41,151
1950	0	TYPICAL	TYPICAL	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		68%	100%	90%				25,184
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1954	150	D 100	1,792	Ava.	68%	100%	90%		1,097
798 SFLA						Outbuilding Total			1,097	
Acpt Land			0	Accepted Bldg		26,300	Total		26,300	

Account: 2345 Card: 5 of 8

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Log	One Story	464 Sqft	Grade D 100	Base	38,322
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,457
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,949
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-520
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	30,396
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		68%	100%	90%
						18,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2012	108	C 100	907	Ava.	97%	100%	90%	792
464 SFLA									792
						Outbuilding Total			792

Acpt Land

0 **Accepted Bldg**

19,400 **Total**

19,400

Account: 2345 Card: 6 of 8

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	372 Sqft	Grade D 100	Base	32,099
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,375
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,562
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-417
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Average	Typical	25,745			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	80%	100%	90%	18,536				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	48	C 100	812	Ava.	97%	100%	90%	709
Wood Deck	2011	42	C 100	353	Ava.	97%	100%	90%	308
Frame Shed	2011	16	C 100	112	Ava.	97%	100%	90%	98
372 SFLA									
						Percent Good		Value	
						Outbuilding Total		1,115	
Acpt Land			0	Accepted Bldg		19,700	Total		19,700

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,104 Sqft	Grade D 100	Base	66,368
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,637
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,236
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Percent Good			Value
1965	0	TYPICAL	TYPICAL	Average			Phy	Func	Econ	Rcnld
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		77%	100%	90%				32,926
Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond		Phy	Func	Econ	Rcnld
Open Frame Porch	1954	144	D 100	1.725	Ava.		77%	100%	90%	1,195
1,104 SFLA							Outbuilding Total			1,195
Acpt Land		0		Accepted Bldg		34,100		Total		34,100

Account: 2345 Card: 8 of 8

Map/Lot: 040-023
 Location: 41 CAMP MANITOU COVE

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 10/01/1998
 Sale Price 0
 Sale Type Buildings Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 EAST POND
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	594 Sqft	Grade D 100	Base	44,728
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,985
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,495
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-665
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Percent Good			Value
1950	0	TYPICAL	TYPICAL	Average			Phy	Func	Econ	Rcnld
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %				Value(Rcnld)
None	None			68%	100%	90%				21,165
Outbuildings/Additions/Improvements										Value
Description	Year	Units	Grade	RCN	Cond		Phy	Func	Econ	Rcnld
Open Frame Porch	1954	96	D 100	1,187	Ava.		68%	100%	90%	726
594 SFLA							Outbuilding Total			726
Acpt Land			0	Accepted Bldg		21,900	Total			21,900

Valuation Report

Map/Lot:

040-023

Account: 2345

Location:

41 CAMP MANITOU COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	9,600	9,600	0	9,600	9,600
2	0	21,500	21,500	0	21,500	21,500
3	0	36,700	36,700	0	36,700	36,700
4	0	26,300	26,300	0	26,300	26,300
5	0	19,400	19,400	0	19,400	19,400
6	0	19,700	19,700	0	19,700	19,700
7	0	34,100	34,100	0	34,100	34,100
8	0	21,900	21,900	0	21,900	21,900
TOTAL	0	189,200	189,200	0	189,200	189,200

Account: 3394 Card: 1 of 9

Map/Lot: 040-023
 Location: 6 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
OFFICE WOOD.....	2007	3600	B 100	333.312	Ava.	97%	100%	90%	290.982
BSMT FINISHED...	2007	1800	B 100	64.870	Ava.	97%	100%	90%	56.632
Open Frame Porch	2007	400	B 100	7.347	Ava.	97%	100%	90%	6.414
Wood Deck	2008	704	B 100	7.570	Ava.	97%	100%	90%	6.609
Wood Deck	2008	328	B 100	3.527	Ava.	97%	100%	90%	3.079
Open Frame Porch	2013	128	A 100	3.091	Ava.	97%	100%	90%	2.698
Outbuilding Total									366,414
Accpt Land			0	Accepted Bldg		366,400	Total		366,400

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography
 Utilities
 Street

Reference 1 CAMP EASTWOOD - THEATER

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Commercial Description

Occupancy Type	Stage Theater...		
Class & Quality	Frame.....Avg.		
# Dwelling Units	1		
Exterior	Wood Siding		
Stories & Height	1 STORY @ 20'		
Heating/Cooling	NONE		
Built	2008		
Remodeled	0		
Base Cost/Sqft		51.42	
Heat-Cool/Sqft	+	0.00	
Total		51.42	
Size Factor	X	1.143	
Adjusted Cost/Sqft		58.77	
Total Square Feet	X	6,000	
Replacement Cost		352,620	
Condition	Average		
% Good Physical	X	.97	
Functional	X	1.00	
Subtotal		342,041	
Economic Factor	X 0.90		Total Value 307,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value Rcnld
							Phy	Func	Econ	
Open Frame Porch	2008	300	A 100	6,944	Avq.	97%	100%	90%		6,062
6,000 SF							Outbuilding Total			6,062

Acpt Land	0	Accepted Bldg	313,900	Total	313,900
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Account: 3394 Card: 3 of 9

Map/Lot:
 Location:

040-023
 7 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography
 Utilities
 Street

Reference 1 CAMP EASTWOOD - QUAD 1

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,216 Sqft	Grade B 100	Base	132,670
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,343
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,172
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			108,155
2008	0	None	GOOD	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	90%	90%				84,977
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2008	192	B 100	3,620	Ava.	97%	90%	90%		2,844
1,216 SFLA						Outbuilding Total			2,844	
Acpt Land			0	Accepted Bldg			87,800	Total		87,800

Account: 3394 Card: 4 of 9

Map/Lot:
 Location:

040-023
 9 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,224 Sqft	Grade B 100	Base	133,364
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,225
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
2008	0	None	GOOD	Average			Typical			112,989
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	85%	90%				83,843
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2008	216	B 100	4,050	Ava.	97%	90%	90%	3,182	
1,224 SFLA									3,182	
Acpt Land							Accepted Bldg		Total	87,000

Account: 3394 Card: 5 of 9

Map/Lot: 040-023
 Location: 11 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,224 Sqft	Grade B 100	Base	133,364
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,225
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnd)
2008	0	None	GOOD	Average	97%	85%	90%			112,989
Functional Obsolescence		Economic Obsolescence								83,843
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnd	
Open Frame Porch	2008	216	B 100	4,050	Ava.	97%	90%	90%	3,182	
1,224 SFLA									3,182	
Acpt Land							0	Accepted Bldg		87,000
								Total		87,000

Account: 3394 Card: 6 of 9

Map/Lot: 040-023
 Location: 13 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,224 Sqft	Grade B 100	Base	133,364
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,225
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
2008	0	None	GOOD	Average	97%	85%	90%			112,989
Functional Obsolescence		Economic Obsolescence								83,843
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2008	216	B 100	4,050	Ava.	97%	90%	90%	3,182	
1,224 SFLA									3,182	
Outbuilding Total										3,182
Acpt Land			0	Accepted Bldg			87,000	Total		87,000

Account: 3394 Card: 7 of 9

Map/Lot: 040-023
 Location: 15 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,224 Sqft	Grade B 100	Base	133,364
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,225
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
2008	0	None	GOOD	Average	97%	85%	90%			112,989
Functional Obsolescence		Economic Obsolescence								83,843
None		None								
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2008	216	B 100	4,050	Ava.	97%	90%	90%	3,182	
1,224 SFLA									3,182	
Acpt Land				0	Accepted Bldg		87,000	Total		87,000

Account: 3394 Card: 8 of 9

Map/Lot: 040-023
 Location: 19 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1 CAMP EASTWOOD
 Reference 2 DIRECTOR A
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	360 Sqft	Grade B 100	Base	58,426
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,419
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
2008	0	None	GOOD	Average	Typical	51,169				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	97%	90%	90%	40,203					
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	2008	120	B 100	2,330	Avq.	97%	90%	90%		1,831
360 SFLA										1,831
							Outbuilding Total			1,831
Accpt Land			0	Accepted Bldg			42,000	Total		42,000

Account: 3394 Card: 9 of 9

Map/Lot: 040-023
 Location: 12 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street

Reference 1 CAMP EASTWOOD
 Reference 2 EASTWOOD STUDIO/ #22 POOL & SHED
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAMP AUDITORIUM.	2008	2800	B 100	92.109	Ava.	97%	100%	90%	80,411
Open Frame Porch	2008	200	B 100	3.763	Ava.	97%	100%	90%	3,285
Swimming Pool	2008			----- S O U N D V A L U E -----					50,000
Frame Shed	2008	120	B 100	1.075	Ava.	97%	100%	90%	939
Patio	2008	768	C 100	2.150	Ava.	97%	100%	90%	1,877
Frame Shed	2012	50	B 100	448	Ava.	97%	100%	90%	392
Wood Deck	2012	270	B 100	2.904	Ava.	97%	100%	90%	2,535
360 SFLA									
								Outbuilding Total	139,439
Acpt Land			0	Accepted Bldg			139,400	Total	139,400

Valuation Report

Map/Lot:

040-023

Account: 3394

Location:

12 BOULDER ESTATES

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	366,400	366,400	0	366,400	366,400
2	0	313,900	313,900	0	313,900	313,900
3	0	87,800	87,800	0	87,800	87,800
4	0	87,000	87,000	0	87,000	87,000
5	0	87,000	87,000	0	87,000	87,000
6	0	87,000	87,000	0	87,000	87,000
7	0	87,000	87,000	0	87,000	87,000
8	0	42,000	42,000	0	42,000	42,000
9	0	139,400	139,400	0	139,400	139,400
TOTAL	0	1,297,500	1,297,500	0	1,297,500	1,297,500

Account: 3649 Card: 1 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	540 Sqft	Grade D 100	Base	46,274
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,268
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-605
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1954	0	TYPICAL	TYPICAL	Average	Typical	37,051			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	71%	100%	90%	23,676				
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1954	96	D 100	645	Avg.	71%	100%	90%	412
ONE STORY FRAME	2000	320	C 100	16,576	Avg.	97%	100%	90%	14,471
Open Frame Porch	2011	96	C 100	1,484	Avg.	97%	100%	90%	1,295
Frame Shed	2011	16	C 100	112	Avg.	97%	100%	90%	98
Frame Shed	2011	32	C 100	224	Avg.	97%	100%	90%	195
860 SFLA									
					Outbuilding Total			16,471	
Acpt Land		0		Accepted Bldg		40,100		Total	40,100

Account: 3649 Card: 2 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,056 Sqft	Grade D 100	Base	64,121
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,435
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,183
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1985	0	TYPICAL	TYPICAL	Average	89%	100%	90%	Phy	Func	Econ
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)	
None							None		36,913	
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	2011	144	C 100	2,156	Avg.	97%	100%	90%	1,882	
1,056 SFLA									1,882	
Acpt Land				0	Accepted Bldg		38,800	Total		38,800

Account: 3649 Card: 3 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	744 Sqft	Grade D 100	Base	57,332
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,749
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,125
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-833
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		Total
1950	0	TYPICAL	TYPICAL	Average	68%	100%	90%			44,625
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			Value(Rcnld)	
None		None		68%	100%	90%			27,311	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1960	96	D 100	1.187	Avg.	68%	100%	90%		726
744 SFLA										726
Acpt Land				0	Accepted Bldg		28,000	Total		28,000

Account: 3649 Card: 4 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,200 Sqft	Grade D 100	Base	82,051
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,112
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,040
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,344
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1975	0	TYPICAL	TYPICAL	Average	Typical					61,555
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
None		None		83%	100%	90%				45,982
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1975	120	D 100	1,456	Avq.	83%	100%	90%	1,087	
Frame Shed	1975	240	D 100	1,344	Avq.	60%	100%	90%	725	
1,200 SFLA										1,812
Acpt Land				0	Accepted Bldg		47,800	Total		47,800

Account: 3649 Card: 5 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	702 Sqft	Grade D 100	Base	47,548
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,256
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,948
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-786
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1985	0	TYPICAL	TYPICAL	Average	89%	100%	90%	Phy	Func	Econ	
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)		
None							None		28,482		
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
Open Frame Porch	1985	98	D 100	1,210	Avq.	89%	100%	90%	969		
Frame Shed	2011	16	C 100	112	Avq.	97%	100%	90%	98		
Frame Shed	2011	32	C 100	224	Avq.	97%	100%	90%	195		
702 SFLA									Outbuilding Total		1,262
Acpt Land			0	Accepted Bldg			29,700	Total		29,700	

Account: 3649 Card: 6 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,104 Sqft	Grade D 100	Base	66,368
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,637
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,236
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)		
1985	0	TYPICAL	TYPICAL	Average	89%	100%	90%			47,512		
Functional Obsolescence		Economic Obsolescence										
None		None								38,057		
Outbuildings/Additions/Improvements							Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld			
Open Frame Porch	1985	144	D 100	1.725	Avg.	89%	100%	90%		1,382		
1,104 SFLA										1,382		
Acpt Land							0	Accepted Bldg		39,400	Total	39,400

Account: 3649 Card: 7 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	600 Sqft	Grade D 100	Base	42,773
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,520
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		Total
1950	0	TYPICAL	TYPICAL	Average	68%	100%	90%			32,525
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		68%	100%	90%				19,905
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1950	96	D 100	1.187	Avg.	68%	100%	90%		726
600 SFLA										726
Acpt Land				0	Accepted Bldg		20,600	Total		20,600

Account: 3649 Card: 8 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	384 Sqft	Grade C 100	Base	40,826
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,016
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
2012	0	None	TYPICAL	Average		Typical			32,627
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		97%	90%	90%		25,635	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2012	48	C 100	403	Avq.	97%	100%	90%	352
Wood Deck	2014	230	C 100	1,932	Avq.	97%	100%	90%	1,687
384 SFLA									2,039
Acpt Land						0	Accepted Bldg		27,700
							Total		27,700

Account: 3649 Card: 9 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,266 Sqft	Grade D 100	Base	73,952
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,888
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,317
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,418
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1950	0	None	TYPICAL	Good	78%	90%	90%			54,345
Functional Obsolescence		Economic Obsolescence								
None		None								
Outbuildings/Additions/Improvements							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1950	180	D 100	2,128	Good	78%	90%	90%	1,345	
1,266 SFLA							Outbuilding Total		1,345	
Acpt Land			0	Accepted Bldg		35,700	Total		35,700	

Account: 3649 Card: 10 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	495 Sqft	Grade C 100	Base	47,321
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,276
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,599
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-693
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)	
2013	0	None	GOOD	Average	97%	90%	90%			36,753	
Functional Obsolescence		Economic Obsolescence									
None		None									
Outbuildings/Additions/Improvements							Percent Good		Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Wood Deck	2013	40	C 100	336	Avg.	97%	100%	90%	293		
495 SFLA									293		
Acpt Land							0	Accepted Bldg	29,200	Total	29,200

Account: 3649 Card: 11 of 11

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	515 Sqft	Grade C 100	Base	48,492
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,570
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,704
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-721
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		Total
2013	0	None	GOOD	Average	97%	90%	90%			37,497
Functional Obsolescence		Economic Obsolescence								
None		None								29,461
Outbuildings/ Additions/ Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	2013	180	C 100	1,512	Avg.	97%	100%	90%		1,320
515 SFLA										1,320
Acpt Land				0	Accepted Bldg		30,800	Total		30,800

Valuation Report

Map/Lot:

040-023

Account: 3649

Location:

671 SMITHFIELD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	40,100	40,100	0	40,100	40,100
2	0	38,800	38,800	0	38,800	38,800
3	0	28,000	28,000	0	28,000	28,000
4	0	47,800	47,800	0	47,800	47,800
5	0	29,700	29,700	0	29,700	29,700
6	0	39,400	39,400	0	39,400	39,400
7	0	20,600	20,600	0	20,600	20,600
8	0	27,700	27,700	0	27,700	27,700
9	0	35,700	35,700	0	35,700	35,700
10	0	29,200	29,200	0	29,200	29,200
11	0	30,800	30,800	0	30,800	30,800
TOTAL	0	367,800	367,800	0	367,800	367,800

Account: 3658 Card: 1 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	600 Sqft	Grade D 100	Base	42,773
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,520
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1950	0	Obsolete	TYPICAL	Average	68%	97%	90%			32,525
Functional Obsolescence		Economic Obsolescence								
None		None							19,308	
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1960	120	D 100	1,456	Avg.	68%	97%	90%	864	
600 SFLA							Outbuilding Total		864	
Acpt Land			0	Accepted Bldg			20,200	Total	20,200	

Account: 3658 Card: 2 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,484 Sqft	Grade D 100	Base	84,158
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-17,452
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,233
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,662
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1950	0	TYPICAL	TYPICAL	Average	68%	100%	90%	58,811		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		68%	100%	90%	35,992			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1950	152	D 100	1,814	Avg.	68%	100%	90%	1,111	
1,484 SFLA									1,111	
Acpt Land							0	Accepted Bldg		37,100
								Total		37,100

Account: 3658 Card: 3 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	836 Sqft	Grade D 100	Base	53,821
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,831
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,511
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Value(Rcnld)		
1960	0	Obsolete	TYPICAL	Average	74%	97%	90%			40,479
Functional Obsolescence		Economic Obsolescence								
None		None								26,150
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2012	96	C 100	1,484	Avg.	97%	100%	90%		1,295
836 SFLA										1,295
Acpt Land				0	Accepted Bldg		27,400	Total		27,400

Account: 3658 Card: 4 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,248 Sqft	Grade D 100	Base	73,110
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,676
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,242
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,398
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1950	0	TYPICAL	TYPICAL	Average	68%	100%	90%	Phy	Func	Econ
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)	
None							None		31,698	
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1950	180	D 100	2,128	Avg.	68%	100%	90%	1,302	
1,248 SFLA									1,302	
Acpt Land				0	Accepted Bldg		33,000	Total		33,000

Account: 3658 Card: 5 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	768 Sqft	Grade D 100	Base	50,638
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,226
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1950	0	TYPICAL	Old Type	Average	68%	100%	90%	Phy	Func	Econ	Rcnld
Functional Obsolescence		Economic Obsolescence							Value(Rcnld)		
None		None							23,489		
Outbuildings/Additions/Improvements										Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	1950	96	D 100	1.187	Avg.	68%	100%	90%	726		
768 SFLA									726		
Acpt Land				0	Accepted Bldg		24,200	Total		24,200	

Account: 3658 Card: 6 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	264 Sqft	Grade D 100	Base	27,043
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,109
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-296
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1950	0	TYPICAL	Old Type	Average		Typical			22,533
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		68%	100%	90%		13,790	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2011	96	C 100	4,973	Avq.	97%	100%	90%	4,342
Wood Deck	2014	194	C 100	1,630	Avq.	97%	100%	90%	1,423
360 SFLA						Outbuilding Total			5,765
Acpt Land			0	Accepted Bldg		19,600	Total		19,600

Account: 3658 Card: 7 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,918 Sqft	Grade D 100	Base	104,476
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-22,556
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,056
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,148
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1985	0	TYPICAL	TYPICAL	Average	Typical			71,716		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		89%	98%	90%	56,296			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1985	204	D 100	2,397	Avq.	89%	100%	90%	1,920	
Frame Shed	2011	16	C 100	112	Avq.	97%	100%	90%	98	
1,918 SFLA						Outbuilding Total			2,018	
Acpt Land			0	Accepted Bldg			58,300	Total		58,300

Account: 3658 Card: 8 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 2
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Commercial Description

Occupancy Type	Medical Office..		Medical Office..
Class & Quality	Frame.....Good		Frame.....Good
# Dwelling Units	1		1
Exterior	Wood Siding		Wood Siding
Stories & Height	2 STORY @ 10'		2 STORY @ 10'
Heating/Cooling	Forced Warm Air		Forced Warm Air
Built	2007		2007
Remodeled	0		0
Base Cost/Sqft		69.35	52.02
Heat-Cool/Sqft	+	6.70	5.02
Total		76.05	57.04
Size Factor	X	1.103	0.962
Adjusted Cost/Sqft		83.88	54.87
Total Square Feet	X	2,392	6,160
Replacement Cost		200,641	337,999
Condition	Average		Average
% Good Physical	X	.97	.97
Functional	X	1.00	1.00
Subtotal		194,622	327,859
Economic Factor	X 0.90		Total Value 470,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
BSMT FINISHED...	2007	1840	B 100	66,233	Avq.	97%	100%	90%	57,821
ONE STORY FRAME	2007	20	B 100	1,326	Avq.	97%	100%	90%	1,157
Wood Deck	2007	1663	B 100	17,881	Avq.	97%	100%	90%	15,611
Open Frame Porch	2007	272	B 100	5,054	Avq.	97%	100%	90%	4,412
Frame Shed	2007	32	C 100	224	Avq.	97%	100%	90%	195
8,572 SF									
Outbuilding Total									79,196

Acpt Land 0 **Accepted Bldg** 549,400 **Total** 549,400

Account: 3658 Card: 9 of 9

Map/Lot: 040-023
 Location: 671 SMITHFIELD ROAD

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	Two Story	720 Sqft	Grade C 100	Base	95,508
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-7,560
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,016
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
2011	0	None	TYPICAL	Average	97%	90%	90%	Phy	Func	Econ	
											75,348
Functional Obsolescence		Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None			97%	90%	90%				59,201
Outbuildings/Additions/Improvements										Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	2011	150	C 100	2,240	Avq.	97%	90%	90%			1,760
Wood Deck	2011	360	B 100	3,871	Avq.	97%	100%	90%			3,380
Frame Shed	2012	16	C 100	112	Avq.	97%	100%	90%			98
1,440 SFLA								Outbuilding Total			5,238
Acpt Land			0	Accepted Bldg			64,400	Total		64,400	

Valuation Report

Map/Lot:

040-023

Account: 3658

Location:

671 SMITHFIELD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	20,200	20,200	0	20,200	20,200
2	0	37,100	37,100	0	37,100	37,100
3	0	27,400	27,400	0	27,400	27,400
4	0	33,000	33,000	0	33,000	33,000
5	0	24,200	24,200	0	24,200	24,200
6	0	19,600	19,600	0	19,600	19,600
7	0	58,300	58,300	0	58,300	58,300
8	0	549,400	549,400	0	549,400	549,400
9	0	64,400	64,400	0	64,400	64,400
TOTAL	0	833,600	833,600	0	833,600	833,600

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Other	One Story	1,224 Sqft	Grade B 100	Base	133,364
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,225
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	None	GOOD	Average	Typical	112,989			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	85%	90%	83,843				
<u>Outbuildings/Additions/Improvements</u>					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2008	216	B 100	4,050	Ava.	97%	90%	90%	3,182
Frame Shed	2008	120	B 100	1,075	Ava.	97%	90%	90%	845
1,224 SFLA									
						Outbuilding Total			4,027
Acpt Land			0	Accepted Bldg		87,900	Total		87,900

Account: 4515 Card: 2 of 4

Map/Lot: 040-023
 Location: 31 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,224 Sqft	Grade B 100	Base	133,364
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-8,225
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,301
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)	
2008	0	None	GOOD	Average	97%	85%	90%			112,989	
Functional Obsolescence		Economic Obsolescence								83,843	
None		None									
Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	2008	216	B 100	4,050	Ava.	97%	90%	90%	3,182		
1,224 SFLA									3,182		
Acpt Land							0	Accepted Bldg	87,000	Total	87,000

Oakland
 Name: MANITOU REALTY CO. L.L.C.

Valuation Report

07/15/2016

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Map/Lot: 040-023

Account: 4515 Card: 3 of 4

Location: 51 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 20

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
CAMP DIN. HALL	2008	3280	A 100	222.656	Ava.	97%	100%	90%	194,378
Open Frame Porch	2008	1520	B 100	27.418	Ava.	97%	100%	90%	23,936
Frame Shed	2012	80	B 100	717	Ava.	97%	100%	90%	626
1,224 SFLA									
						Outbuilding Total			218,940
Acpt Land			0	Accepted Bldg		218,900	Total		218,900

Valuation Report

Account: 4515 Card: 4 of 4

Map/Lot: 040-023
 Location: 51 BOULDER ESTATES

Neighborhood 59 CAMP MANITOU

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 CAMP EASTWOOD

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New			
Other	One Story	1,400 Sqft	Grade B 100	Base	148,628		
Exterior	NOVELTY	Masonry Trim	None	Trim	0		
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0		
					0		
Foundation	Concrete Slab	Basement	None	Basement	-18,816		
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0		
Heating	100% Not Heated	Cooling	0% None	Heat	-9,408		
Rooms	8	HEARTH	ONE HEARTH				
Bedrooms	8	Add Fixtures	0				
Baths	2	Half Baths	0	Plumbing	3,226		
Attic	None			Attic	0		
FirePlaces	0			Fireplace	0		
Insulation	Full	SFLA	1,400	Insulation	0		
Unfin. Living Area	NONE			Unfinished	0		
Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2012	0	None	GOOD	Average	Typical	123,630	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		97%	90%	90%	97,136
Acpt Land		0	Accepted Bldg		97,100	Total	97,100

Oakland
Name: MANITOU REALTY CO. L.L.C.

Valuation Report

07/15/2016

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Map/Lot:

040-023

Account: 4515

Location:

51 BOULDER ESTATES

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	87,900	87,900	0	87,900	87,900
2	0	87,000	87,000	0	87,000	87,000
3	0	218,900	218,900	0	218,900	218,900
4	0	97,100	97,100	0	97,100	97,100
TOTAL	0	490,900	490,900	0	490,900	490,900

Valuation Report

Account: 3669 Card: 1 of 1

Location: 671 SMITHFIELD ROAD

Neighborhood 23 BELGRADE ROAD...

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 10/01/1998
 Sale Price: 0
 Sale Type: Buildings Only
 Financing: Unknown
 Verified: Public Record
 Validity: Other Non Valid

Reference 1
 Reference 2
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule: 6

Dwelling Description				Replacement Cost New	
Cape Cod	Two Story	746 Sqft	Grade C 100	Base	97,910
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-3,133
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,676
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		Total
1936	1992	TYPICAL	TYPICAL	Above Average	Typical		100,133
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)		
None	None	70%	92%	100%	64,486		

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	162	C 100	2,408	Avg.	91%	100%	100%	2,191
1 Story/BASEMENT	1989	162	C 100	9,979	Avg.	91%	92%	100%	8,355
ONE STORY FRAME	1989	256	C 100	13,261	Avg.	91%	92%	100%	11,103
ONE STORY FRAME	1989	80	C 100	4,144	Avg.	91%	92%	100%	3,469
Wood Deck	2012	240	B 100	2,580	Avg.	97%	100%	100%	2,503
Wood Deck	1989	24	C 100	202	Avg.	90%	100%	100%	182
ONE STORY FRAME	1960	1116	D 100	46,248	Avg.	65%	73%	100%	21,945
Frame Garage	1945	1008	D 100	11,290	Avg.	40%	80%	100%	3,613
Wood Deck	1989	96	D 100	645	Avg.	91%	100%	100%	587
3,106 SFLA									
Outbuilding Total								53,948	
Acpt Land			0	Accepted Bldg		118,400	Total		118,400

Valuation Report

Map/Lot: 040-024

Account: 1685 Card: 1 of 2

Location: 573 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1994
 Sale Price 138,550
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4752P082

Reference 2

Tran/Land/Bldg 1 2 16

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	34,500.00	34,500	100%		34,500
1.78	Acres-Rear Land 1-10	2,300.00	4,094	100%		4,094
1.00	Sites-Mobile Home Site	8,050.00	8,050	100%		8,050
Total Acres 2.78			Land Total			46,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
APT	1951	1440	C 95	84,588	Avg.	69%	70%	100%	40,856
ONE STORY FRAME	1951	144	C 95	7,087	Avg.	69%	90%	100%	4,401
Open Frame Porch	1951	180	C 95	2,527	Avg.	69%	90%	100%	1,570
Open Frame Porch	1951	36	C 95	612	Avg.	69%	90%	100%	380
STORE FRAME.....	1951	1440	C 95	82,673	Avg.	69%	90%	100%	51,340
BSMT UNFINISHED.	1951	1440	C 95	17,982	Avg.	69%	40%	100%	4,963
144 SFLA						Outbuilding Total			103,510

Acpt Land 46,600 **Accepted Bldg** 103,500 **Total** 150,100

Oakland
 Name: VASVARY, LOUIS W.

Valuation Report

07/15/2016

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Map/Lot: 040-024

Account: 1685 Card: 2 of 2

Location: 18 EAST POND ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1994
 Sale Price 138,550
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4752P082

Reference 2

Tran/Land/Bldg 1 0 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	1993	14X69	D 100	18,603	Ava.	55%	100%	100%	10,232
Wood Deck	2006	36	C 100	302	Ava.	97%	100%	100%	293
Frame Shed	2011	48	C 100	336	Ava.	97%	100%	100%	326
1,110 SFLA									
						Outbuilding Total			10,851
Accpt Land			0	Accepted Bldg		10,900	Total		10,900

Oakland
Name: VASVARY, LOUIS W.

Valuation Report

07/15/2016

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Map/Lot:

040-024

Account: 1685

Location:

18 EAST POND ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	46,600	103,500	150,100	46,600	103,500	150,100
2	0	10,900	10,900	0	10,900	10,900
TOTAL	46,600	114,400	161,000	46,600	114,400	161,000

Oakland
 Name: VASVARY, LOUIS W.

Valuation Report

07/15/2016

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Map/Lot:

040-024-1

Account: 1677 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B4752P082

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	30,000.00	14,697	80%	Vacancy	0
0.24	Acres-Homesite (Fract)	2,300.00	4,094	10%	Size/Shape	1,176
Total Acres 0.24			Land Total			1,176

Acpt Land	1,200	Accepted Bldg	0	Total	1,200
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Oakland
 Name: BROOKS, CARLTON J.

Valuation Report

07/15/2016

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Map/Lot:

040-024-2

Account: 3241 Card: 1 of 1

Location:

24 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 09/11/2009
 Sale Price: 136,500
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10210P093
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 25 39 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.02	Acres-Rear Land 1-10	2,000.00	40	100%		40
Total Acres 1.02			Land Total			30,040

Dwelling Description

Replacement Cost New

Ranch	One Story	1,188 Sqft	Grade D 100	Base	74,001
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,979
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,342
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	2,688
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	70,732
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	100% 100%	67,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1994	144	D 100	806	Avq.	94%	100%	100%	758
Encl Frame Porch	1997	168	C 100	4,844	Avq.	96%	100%	100%	4,650
Frame Garage	1997	896	C 100	12,544	Avq.	96%	100%	100%	12,042
Encl Frame Porch	2011	84	C 100	2,492	Avq.	97%	100%	100%	2,417
Frame Garage	2002	288	C 100	4,032	Avq.	97%	100%	100%	3,911
Frame Garage	2010	624	B 100	11,182	Avq.	97%	100%	100%	10,847
Wood Deck	2010	220	B 100	2,366	Avq.	97%	100%	100%	2,295
Open Frame Porch	2011	220	B 100	4,122	Avq.	97%	100%	100%	3,998
1,188 SFLA						Outbuilding Total			40,918

Acpt Land 30,000 **Accepted Bldg** 108,100 **Total** 138,100

Oakland
 Name: VASVARY, LOUIS W.

Valuation Report

07/15/2016

Page 3755

Map/Lot:

040-024-A

Account: 2354 Card: 1 of 1

Location:

575 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use NEIGHBORHOOD COM
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4752P082
 Reference 2 REDEMPTION CENTER & APARTMENT
 Tran/Land/Bldg 1 2 16
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
3/4S AD/GAR.....	2010	864	B 100	56,900	Avg.	97%	100%	100%	55,193
Outbuilding Total									55,193
Accpt Land			0	Accepted Bldg		55,200	Total		55,200

Oakland
 Name: MAINE, STATE OF

Valuation Report

07/15/2016

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Map/Lot: 040-025

Account: 1293 Card: 1 of 1

Location: 42 EAST POND LANDING ESTS

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3811P84
 Reference 2 REMAINDERMAN-STATE OF MAINE
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 42 0 0 Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.82	Acres-Homesite (Fract)	216,000	202,308	50%	Topoqrphy	101,154	
7.29	Acres-Rear Land 1-10	3,600.00	26,244	100%		26,244	
Total Acres 8.11					Land Total	127,398	
Acpt Land		127,400	Accepted Bldg		0	Total	127,400

Oakland
 Name: LOGAN, BRIAN

Valuation Report

07/15/2016

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Map/Lot:

040-025-1

Account: 2803 Card: 1 of 1

Location:

72 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/17/2011
 Sale Price 7,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10759P317
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.20	Acres-Rear Land 1-10	2,000.00	400	100%		400
Total Acres 1.20			Land Total			30,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1987	14X70	C 90	22,626	Fair	35%	100%	100%	7,919
MH ADDITION ..	1987	154	C 90	7,179	Fair	85%	100%	100%	6,102
MH SLAB.....	2011	1134	C 100	3,969	Avg.	97%	100%	100%	3,850
980 SFLA						Outbuilding Total			17,871
Acpt Land		30,400	Accepted Bldg		17,900	Total			48,300

Oakland
 Name: MAINE, STATE OF

Valuation Report

07/15/2016

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Map/Lot:

040-025-2

Account: 2804 Card: 1 of 1

Location:

EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 02/11/2016
 Sale Price 12,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Exempt Property

Reference 1 B12224P107

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) 42 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	400	50%	Topography	12,000
0.01	Acres-Rear Land 1-10	2,000.00	20	100%		20
Total Acres 1.01					Land Total	12,020

Acpt Land 12,000 **Accepted Bldg** 0 **Total** 12,000

Oakland
 Name: ELLIS, ROBERT L.

Valuation Report

07/15/2016

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Map/Lot: 040-026

Account: 719 Card: 1 of 1

Location: 84 EAST POND ROAD

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B2916P176

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	216,000	159,637	100%		0
0.40	Acres-Homesite (Fract)	2,000.00	400	70%	Size/Shape	111,746
1.33	Acres-Rear Land 1-10	3,600.00	4,788	100%		4,788
Total Acres 1.73			Land Total			116,534

Dwelling Description

Replacement Cost New

Other	One Story	210 Sqft	Grade D 100	Base	26,321
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,470
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-882
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-235
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1940	0	Obsolete	Obsolete	Below Average	Typical	20,718				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				
SMALL SIZE.....		None		60%	48%	100%				
Outbuildings/Additions/Improvements						Value				
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	1999	224	C 100	1,882	Avq.	97%	100%	100%		1,826
210 SFLA							Outbuilding Total			1,826

Acpt Land 116,500 **Accepted Bldg** 7,800 **Total** 124,300

Oakland
 Name: ROBERTS, JAMES D.

Valuation Report

07/15/2016

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Map/Lot: 040-027

Account: 306 Card: 1 of 1

Location: 528 BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8734P200
 Reference 2 B10954P131
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	216,000	182,492	100%		182,492
1.12	Acres-Rear Land 1-10	3,600.00	4,032	100%		4,032
Total Acres 1.72						Land Total 186,524

Dwelling Description

Replacement Cost New

Other	One Story	600 Sqft	Grade D 110	Base	47,050
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,762
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,772
Rooms	2	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,472
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-739
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1960	0	TYPICAL	TYPICAL	Average	Typical	46,988		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		74%	100%	100%		
						34,771		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Wood Deck	1986	240	C 100	2,016	Avg.	80%	100%	100%
Frame Shed	1960							
600 SFLA								
----- SOUND VALUE -----						100		
Outbuilding Total						1,713		

Acpt Land 186,500 **Accepted Bldg** 36,500 **Total** 223,000

Oakland
Name: BIRCH CREST CONDOMINIUM ASSN.

Valuation Report

07/15/2016

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Account: 1191 Card: 1 of 1

Map/Lot: 040-029
Location: 513 BRICKETT POINT ESTATES

Neighborhood 25 GLEASON FARM RD.

Zoning/Use
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1
Reference 2
Tran/Land/Bldg 1 5 98
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 1

Acpt Land	0	Accepted Bldg	0	Total	0
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Oakland
 Name: WHEELER, PATRICIA E.

Valuation Report

07/15/2016

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Map/Lot: 040-029-1

Account: 1627 Card: 1 of 1

Location: 503 BRICKETT POINT ESTATES

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/20/2009
 Sale Price 69,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10190P315
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%		16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Other	One Story	800 Sqft	Grade D 110	Base	60,368
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,349
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,696
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-986
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Above Average	Typical	45,337			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	100%	100%	31,736				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	200	D 110	2,587	Avq+	70%	100%	100%	1,811
800 SFLA									1,811
						Outbuilding Total			1,811

Acpt Land 95,900 **Accepted Bldg** 33,500 **Total** 129,400

Valuation Report

Account: 1573 Card: 1 of 1

Location: 505 BRICKETT POINT ESTATES

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B2152P37
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%		16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Other	One Story	1,053 Sqft	Grade D 100	Base	67,348
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-12,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,423
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,179
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	Old Type	Above Average	Typical	49,363			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	70%	100%	100%	34,554				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	108	D 100	1,322	Avq+	70%	100%	100%	925
Frame Shed	2008	240	B 100	2,150	Avq.	97%	100%	100%	2,086
1,053 SFLA									
						Outbuilding Total			3,011

Acpt Land 95,900 **Accepted Bldg** 37,600 **Total** 133,500

Oakland
 Name: KEW, DAVID P.

Valuation Report

07/15/2016

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Map/Lot: 040-029-3

Account: 408 Card: 1 of 1

Location: 507 BRICKETT POINT ESTATES

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B10589P281
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 11/11/2010
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%		16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Other	One Story	1,056 Sqft	Grade D 110	Base	81,670
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-13,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,879
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,301
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	Old Type	Above Average	Typical	61,830			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		70%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1940	138	D 110	1,823	Avq+	70%	100%	100%	1,276
Wood Deck	2002	72	C 100	605	Avq.	97%	100%	100%	587
1,056 SFLA							Outbuilding Total		1,863

Acpt Land 95,900 **Accepted Bldg** 45,100 **Total** 141,000

Oakland
 Name: GOODWIN, THOMAS D.

Valuation Report

07/15/2016

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Map/Lot: 040-029-4

Account: 2790 Card: 1 of 1

Location: 509 BRICKETT POINT ESTATES

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/15/2009
 Sale Price 135,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10076P098
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%		16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Other	One Story	1,056 Sqft	Grade C 100	Base	92,807
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1980	0	GOOD	GOOD	Average	Typical	77,284			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	86%	100%	100%	66,464				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	138	C 100	2,072	Avq.	86%	100%	100%	1,782
Wood Deck	2002	80	C 100	672	Avq.	97%	100%	100%	652
1,056 SFLA									2,434
						Outbuilding Total		2,434	

Acpt Land 95,900 **Accepted Bldg** 68,900 **Total** 164,800

Oakland
 Name: STINNEFORD, LEROY H.

Valuation Report

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Map/Lot: 040-029-5
 Location: 515 BRICKETT POINT ESTATES

Account: 1628 Card: 1 of 1

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data	
Sale Date	02/20/2004
Sale Price	70,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7835P048
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%	Fract. Sha	16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Other	One Story	1,056 Sqft	Grade D 110	Base	81,670
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-13,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,879
Rooms	3	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	Old Type	Average	Typical	63,870			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	41,516				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	102	D 110	1,380	Avq.	65%	100%	100%	897
1,056 SFLA						Outbuilding Total			897

Acpt Land 95,900 **Accepted Bldg** 42,400 **Total** 138,300

Oakland
 Name: WHEELER, PATRICIA E.

Valuation Report

07/15/2016

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Map/Lot: 040-029-6

Account: 596 Card: 1 of 1

Location: 519 BRICKETT POINT ESTATES

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 05/16/2008
 Sale Price 133,900
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9731P189
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%		16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Other	One Story	1,056 Sqft	Grade D 110	Base	81,670
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-13,660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,301
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	Old Type	Average	Typical	66,709			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	65%	100%	100%	43,361				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	138	D 110	1,823	Avq.	65%	100%	100%	1,185
1,056 SFLA						Outbuilding Total			1,185

Acpt Land 95,900 **Accepted Bldg** 44,500 **Total** 140,400

Valuation Report

Account: 833 Card: 1 of 1

Location: 523 BRICKETT POINT ESTATES

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 07/01/2003
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Related Parties

Reference 1 B7524P013

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%		16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Conventional	One Story	1,232 Sqft	Grade B 100	Base	121,870
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	740 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,261
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,886
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,104
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	143,347			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	139,047		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2007	84	B 100	3,189	Avq.	97%	100%	100%	3,093
Frame Shed	2014	128	B 100	1,147	Avq.	97%	100%	100%	1,113
1,232 SFLA									
Outbuilding Total									4,206

Acpt Land 95,900 **Accepted Bldg** 143,300 **Total** 239,200

Valuation Report

Account: 667 Card: 1 of 1

Location: 527 BRICKETT POINT ESTATES

Neighborhood 80 BIRCH CREST COND

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/07/2014
 Sale Price 62,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B6536P283
 Reference 2 B9896P241 B11734P37
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	79,200.00	79,200	100%		79,200
4.64	Acres-Rear Land 1-10	3,600.00	16,704	100%		16,704
Total Acres 4.64			Land Total			95,904

Dwelling Description

Replacement Cost New

Other	One Story	724 Sqft	Grade D 110	Base	56,248
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,366
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,345
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-892
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	TYPICAL	TYPICAL	Above Average	Typical	44,493			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		70%	100%	100%	31,145		
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1988	282	C 100	2,369	Avq.	85%	100%	100%	2,014
Frame Shed	2002	64	B 100	574	Avq.	97%	100%	100%	557
724 SFLA	Outbuilding Total								2,571

Acpt Land 95,900 **Accepted Bldg** 33,700 **Total** 129,600

Oakland
 Name: FURBUSH, RANDAL C.

Valuation Report

07/15/2016

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Map/Lot: 040-030

Account: 615 Card: 1 of 1

Location: 20 BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3341P316
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	216,000	164,738 100%		164,738
Total Acres 0.44				Land Total	164,738

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,048
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1994	TYPICAL	TYPICAL	Above Average	Typical	82,399
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						Value Rcnld
						64,271

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1996	900	C 100	46,305	Avq.	95%	100%	100%	43,990
Encl Frame Porch	1994	49	C 110	1,663	Avq.	94%	100%	100%	1,563
ONE STORY FRAME	2006	77	C 110	4,388	Avq.	97%	100%	100%	4,256
Open Frame Porch	2006	42	C 110	801	Avq.	97%	100%	100%	777
Patio	2011	432	C 100	1,210	Avq.	97%	100%	100%	1,174
941 SFLA									
Outbuilding Total									51,760

Acpt Land 164,700 **Accepted Bldg** 116,000 **Total** 280,700

Oakland
 Name: FURBUSH, RANDAL C.

Valuation Report

07/15/2016

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Map/Lot: 040-032

Account: 1058 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	05/16/2003
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7420P287

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	30,000.00	16,155	80%	Vacancy	0
0.29	Acres-Homesite (Fract)	3,600.00	16,704	30%	Size/Shape	3,877
Total Acres 0.29					Land Total	3,877

Acpt Land	3,900	Accepted Bldg	0	Total	3,900
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Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4714P180JT
 Reference 2 B11240P047
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.19	Acres-Rear Land 1-10	2,000.00	380	100%		380
Total Acres 1.19						30,380

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	82,921
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		83%	100%	100%
						68,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	196	C 100	10,153	Avq.	97%	95%	100%	9,356
Wood Deck	1990	192	C 100	1,613	Avq.	83%	100%	100%	1,339
Wood Deck	1990	96	C 100	806	Avq.	83%	100%	100%	669
Frame Shed	1968	140	D 100	784	Avq-	50%	100%	100%	392
Frame Shed	1968			- - - - S O U N D V A L U E - - - -					300
Wood Deck	2001	140	C 100	1,176	Avq.	97%	100%	100%	1,141
1,156 SFLA									13,197

Acpt Land	30,400	Accepted Bldg	82,000	Total	112,400
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Oakland
 Name: HINKLEY, ERVIN R.

Valuation Report

07/15/2016

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Map/Lot: 040-035

Account: 2691 Card: 1 of 1

Location: 161 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/19/2010
 Sale Price: 89,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10596P138
 Reference 2:
 Tran/Land/Bldg: 2 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	30,000.00	21.633 100%		21,633
Total Acres 0.52			Land Total		21,633

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	912 Sqft	Grade C 100	Base	77,009
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	140 Sqft, Grade E	Basement Gar	None	Fin Bsmt	980
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,247
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	80,236
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		82%	100% 100%	65,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1974	31	C 100	1,606	Avg.	82%	100%	100%	1,317
Encl Frame Porch	1974	322	C 100	9,156	Avg.	82%	100%	100%	7,508
Frame Garage	1988	728	C 100	10,192	Avg.	90%	100%	100%	9,173
Frame Shed	1974			----- S O U N D V A L U E -----					400
Wood Deck	2001	200	C 100	1,680	Avg.	97%	100%	100%	1,630
Outbuilding Total									20,028

Acpt Land 21,600 **Accepted Bldg** 85,800 **Total** 107,400

Oakland
Name: WILKIE, CINDY

Valuation Report

07/15/2016

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Map/Lot: 040-036

Account: 151 Card: 1 of 1

Location: 153 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B9616P041
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 01/10/2008
Sale Price 27,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.29	Acres-Rear Land 1-10	2,000.00	6,580	100%		6,580
Total Acres 4.29			Land Total			36,580

Dwelling Description

Replacement Cost New

Ranch	One Story	1,456 Sqft	Grade C 110	Base	119,911
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,946
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	GOOD	GOOD	Average	Typical	126,629
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		97%	100% 100%	122,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	1993	384	C 100	5,376	Avq.	94%	100%	100%	5,053
Frame Shed	1974	280	D 100	1,568	Avq.	82%	100%	100%	1,286
Open Frame Porch	2010	156	C 110	2,556	Avq.	97%	100%	100%	2,479
1,456 SFLA									
Outbuilding Total									8,818

Acpt Land 36,600 **Accepted Bldg** 131,600 **Total** 168,200

Oakland
 Name: ALBAIR, RONALD L.

Valuation Report

07/15/2016

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Map/Lot: 040-038

Account: 2855 Card: 1 of 1

Location: 143 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3232P326
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.30	Acres-Rear Land 1-10	2,000.00	2,600	100%		2,600
Total Acres 2.30			Land Total			32,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,296 Sqft	Grade D 100	Base	79,323
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,886
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	70,453
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
Outbuildings/Additions/Improvements						Value(Rcnld)
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	2008			----	SOUND	VALUE
1,296 SFLA						
Outbuilding Total						200

Acpt Land 32,600 **Accepted Bldg** 68,500 **Total** 101,100

Valuation Report

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data	
Sale Date	06/30/2003
Sale Price	137,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B7487P212
Reference 2 B11713P197
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.95	Acres-Rear Land 1-10	2,000.00	1,900	100%		1,900
Total Acres 1.95						31,900

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,006 Sqft	Grade C 105	Base	85,354
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	855 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,569
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,603
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,410
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	107,141
Functional Obsolescence						Value(Rcnd)
None						92,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN		Percent Good			Value Rcnd	
				Cond	Phy	Func	Econ			
Frame Garage	1982	875	C 105	12,863	Avq+	86%	100%	100%	11,062	
Open Frame Porch	1982	84	C 105	1,382	Avq+	86%	100%	100%	1,189	
Wood Deck	1990	445	C 100	3,738	Avq.	90%	100%	100%	3,364	
Frame Shed	2001			---- S O U N D V A L U E ----				300		
Frame Garage	2010			---- S O U N D V A L U E ----				500		
1,006 SFLA									Outbuilding Total	16,415

Acpt Land	31,900	Accepted Bldg	108,600	Total	140,500
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Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3464P160
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.95	Acres-Rear Land 1-10	2,000.00	1,900	100%		1,900
Total Acres 1.95			Land Total			31,900

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,092 Sqft	Grade C 100	Base	86,587
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	437 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	8,918
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,691
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	102,396
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	84%	100%	100%	86,013	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1983	77	C 100	3,989	Avq.	84%	100%	100%	3,351
Frame Shed	1983	144	C 100	1,008	Avq.	90%	100%	100%	907
ONE STORY FRAME	2010	192	C 100	9,946	Avq.	97%	100%	100%	9,648
Open Frame Porch	2010	48	C 100	812	Avq.	97%	100%	100%	788
Frame Garage	2015	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Carport/Canopy	2015	240	B 100	1,935	Avq.	97%	100%	100%	1,877
1,361 SFLA									26,583

Acpt Land	31,900	Accepted Bldg	112,600	Total	144,500
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Oakland
 Name: SHUMAN, WALTER F.

Valuation Report

07/15/2016

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Map/Lot: 040-041

Account: 1599 Card: 1 of 1

Location: 119 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Above Street
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/06/2004
 Sale Price 15,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8023P326

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 33 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.55	Acres-Rear Land 1-10	2,000.00	1,100	100%		1,100
Total Acres 1.55			Land Total			31,100

Dwelling Description

Replacement Cost New

Ranch	One Story	1,600 Sqft	Grade B 110	Base	165,975
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	192 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,613
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,551
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,577
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	179,447
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	174,064

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2004	784	B 110	15,453	Avq.	97%	100%	100%	14,989
Open Frame Porch	2004	80	B 110	1,774	Avq.	97%	100%	100%	1,721
Encl Frame Porch	2005	120	B 110	4,928	Avq.	97%	100%	100%	4,780
1,600 SFLA									
Outbuilding Total									21,490

Acpt Land 31,100 **Accepted Bldg** 195,600 **Total** 226,700

Valuation Report

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/15/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7865P083
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.95	Acres-Rear Land 1-10	2,000.00	1,900	100%		1,900
Total Acres 1.95			Land Total			31,900

Dwelling Description

Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	72,542
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	320 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,480
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,129
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	81,671
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	99%	100%
						68,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1988	312	C 100	16,162	Avq+	85%	99%	100%	13,601
Frame Garage	1975	728	C 100	10,192	Avq+	85%	100%	100%	8,663
Encl Frame Porch	1988	144	C 100	4,172	Avq.	90%	100%	100%	3,755
Frame Shed	1977			----- S O U N D V A L U E -----				400	
GD POLE SHED....	2012	816	C 100	5,712	Avq.	97%	100%	100%	5,541
1 Story/BASEMENT	2007	608	B 100	47,940	Avq.	97%	99%	100%	46,037
Wood Deck	2007	48	B 100	517	Avq+	97%	100%	100%	501
Wood Deck	2012	96	B 100	1,032	Avq.	97%	100%	100%	1,001
Frame Garage	2012	128	B 100	2,293	Avq.	97%	100%	100%	2,224
1,784 SFLA									
Outbuilding Total									81,723

Acpt Land	31,900	Accepted Bldg	150,400	Total	182,300
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Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2884P124
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
3.02	Acres-Rear Land 1-10	2,000.00	6,040	100%		6,040
Total Acres 4.02			Land Total			36,040

Dwelling Description				Replacement Cost New	
Ranch	One Story	2,170 Sqft	Grade C 100	Base	152,992
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,347
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Good	Typical	160,859
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	96%	100%
						125,084

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1958	24	C 100	1,243	Good	81%	96%	100%	967
Encl Frame Porch	1958	96	C 100	2,828	Good	81%	100%	100%	2,291
Wood Deck	1980	48	C 100	403	Avq.	85%	100%	100%	343
Frame Shed	1970			----- S O U N D V A L U E -----					300
Frame Garage	1998	672	C 100	9,408	Avq.	96%	100%	100%	9,032
Wood Deck	2007	48	B 100	517	Avq.	97%	100%	100%	501
Frame Shed	2012	160	B 100	1,434	Avq.	97%	100%	100%	1,391
2,194 SFLA									14,825

Acpt Land	36,000	Accepted Bldg	139,900	Total	175,900
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Oakland
 Name: PLACE, CARLETTE, TRUSTEE

Valuation Report

07/15/2016

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Map/Lot: 040-044

Account: 1844 Card: 1 of 1

Location: EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/10/2006
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B9112P267

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
43.50	REAR2-Rear 21+	500.00	21,750	100%		21,750
10.00	Acres-Wasteland	50.00	500	100%		500
Total Acres 73.50					Land Total	48,250

Acpt Land 48,300 **Accepted Bldg** 0 **Total** 48,300

Valuation Report

Neighborhood 43 EAST POND ROAD..

Sale Data	
Sale Date	07/01/2013
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4054P137
 Reference 2: B11445P059
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	90%	Access	27,000
4.00	Acres-Rear Land 1-10	2,000.00	8,000	100%		8,000
Total Acres 5.00			Land Total			35,000

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	672 Sqft	Grade C 100	Base	85,001
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	89,201
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	89%	98%	100%	77,801	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	20	C 100	420	Avq.	89%	100%	100%	374
1.75 Story/BSMT	1998	448	C 110	40,568	Avq.	96%	98%	100%	38,166
Frame Garage	1990	672	C 100	9,408	Avq.	89%	100%	100%	8,373
Frame Shed	1975			----- S O U N D V A L U E -----					300
Frame Shed	2001	144	C 100	1,008	Avq.	97%	100%	100%	978
1,960 SFLA									
Outbuilding Total									48,191

Acpt Land	35,000	Accepted Bldg	126,000	Total	161,000
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Oakland
 Name: POULIN, DIANE L.

Valuation Report

07/15/2016

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Map/Lot:

040-045

Account: 1195 Card: 1 of 1

Location:

EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3411P164

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
57.90	REAR2-Rear 21+	500.00	28,950	100%		28,950
Total Acres 78.90					Land Total	78,950

Acpt Land	79,000	Accepted Bldg	0	Total	79,000
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Oakland
 Name: BRANN, WENDELL JR.

Valuation Report

07/15/2016

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Map/Lot: 040-046

Account: 2208 Card: 1 of 1

Location: 69 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B2440P249
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.40	Acres-Rear Land 1-10	2,000.00	8,800	100%		8,800
Total Acres 5.40			Land Total			38,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	1,275 Sqft	Grade C 100	Base	97,860
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,142
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Below Average	Typical	103,102
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	74%	97%	100%	74,007	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1SFr Overhang	1965	7	C 100	363	Avq-	74%	100%	100%	269
Open Frame Porch	1965	92	C 100	1,428	Avq-	74%	100%	100%	1,057
Frame Garage	1965	528	C 100	7,392	Avq-	74%	100%	100%	5,470
Frame Shed	1965								200
----- S O U N D V A L U E -----									200
1,282 SFLA									6,996
Outbuilding Total									6,996

Acpt Land	38,800	Accepted Bldg	81,000	Total	119,800
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Oakland
 Name: BESSEY, E.D. + SON

Valuation Report

07/15/2016

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Map/Lot:

040-047

Account: 1888 Card: 1 of 1

Location:

EAST POND ROAD

Neighborhood 43 EAST POND ROAD..
 Tree Growth 1985
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3799P043

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.00	Acres-Wasteland	50.00	650	100%		650
54.00	Acres-Hardwood	239.00	12,906	100%		12,906
Total Acres 67.00					Land Total	13,556

Acpt Land	13,600	Accepted Bldg	0	Total	13,600
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Oakland
Name: HEALD, JASON

Valuation Report

07/15/2016

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Map/Lot: 040-047-1

Account: 3069 Card: 1 of 1

Location: 27 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
Topography: Level
Utilities: NoWater/NoSewer
Street: Paved

Sale Data
Sale Date: 04/17/2014
Sale Price: 30,500
Sale Type: Land Only
Financing: Unknown
Verified: Public Record
Validity: Arms Length Sale

Reference 1: B11668P323
Reference 2:
Tran/Land/Bldg: 1 1 98
X Coordinate: 0 Y Coordinate: 0
Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.02	Acres-Rear Land 1-10	2,000.00	2,040	100%		2,040
Total Acres 2.02			Land Total			32,040

Dwelling Description

Replacement Cost New

Conventional	One Story	1,600 Sqft	Grade C 100	Base	117,880
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-16,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,942
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,520
Attic	1/4 Finished			Attic	7,588
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	118,070
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	%	100%
						Value
						Rcnld
						0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
GARAGE FRAME ..	2014	240	B 100	12,902	Avq.	97%	100%	100%	12,515
Frame Shed	1997								1,000
1,600 SFLA				----- S O U N D V A L U E -----					
Outbuilding Total									13,515

Acpt Land 32,000 **Accepted Bldg** 13,500 **Total** 45,500

Valuation Report

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 07/16/2010
Sale Price 203,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10477P297
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.28	Acres-Rear Land 1-10	2,000.00	2,560	100%		2,560
Total Acres 2.28			Land Total			32,560

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	158,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	560 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,035
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,182
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	6,451
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	180,923
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	97%	100%	170,230	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2001	150	B 100	11,827	Avq.	97%	97%	100%	11,128
Open Frame Porch	2001	50	B 100	1,075	Avq.	97%	100%	100%	1,043
1.50 ST GARAGE..	2001	840	B 100	19,569	Avq.	97%	100%	100%	18,982
Wood Deck	2004	420	B 100	4,516	Avq.	97%	100%	100%	4,381
Frame Shed	2004	192	B 100	1,721	Avq.	97%	100%	100%	1,669
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Frame Shed	2015	168	B 100	1,505	Avq.	97%	100%	100%	1,460
2,110 SFLA									42,058

Acpt Land 32,600 **Accepted Bldg** 212,300 **Total** 244,900

Valuation Report

Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	10/01/1993
Sale Price	14,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B4511P043
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Rear Land 1-10	2,000.00	2,000	100%		2,000
Total Acres 2.00			Land Total			32,000

Dwelling Description

Replacement Cost New

Conventional	One Story	1,984 Sqft	Grade B 100	Base	181,164
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1488 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,832
Heating	100% Hot Water BB	Cooling	100% None	Heat	6,257
Rooms	6	HEARTH	TWO HEARTH	HEARTH	2,150
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	8,602
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,778
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	220,783
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	95% 100%	201,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1998	480	B 100	31,826	Avq.	96%	95%	100%	29,025
Frame Garage	1998	504	B 100	9,031	Avq.	96%	100%	100%	8,670
Patio	1999	182	C 100	510	Avq.	97%	100%	100%	495
Wood Deck	1999	72	C 100	605	Avq.	97%	100%	100%	587
Jacuzzi #	1999	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Swimming Pool	1999	512	C 100	7,000	Avq.	97%	100%	100%	6,790
Patio	1999	576	C 100	1,613	Avq.	97%	100%	100%	1,565
Frame Shed	1999	48	C 100	336	Avq.	97%	100%	100%	326
Frame Shed	2005	256	B 100	2,293	Avq.	97%	100%	100%	2,224
2,464 SFLA									
Outbuilding Total									53,077

Acpt Land	32,000	Accepted Bldg	254,400	Total	286,400
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Oakland
 Name: HANNA, TREVOR R.

Valuation Report

07/15/2016

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Map/Lot: 040-047-4

Account: 3072 Card: 1 of 1

Location: 41 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/17/2012
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11137P116
 Reference 2
 Tran/Land/Bldg 2 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.01	Acres-Rear Land 1-10	2,000.00	2,020	100%		2,020
Total Acres 2.01			Land Total			32,020

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade B 90	Base	108,639
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,679
Rooms	5	HEARTH	ONE HEARTH	HEARTH	968
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,903
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,419
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	118,608
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		96%	100% 100%	113,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	288	B 90	4,806	Avq.	96%	100%	100%	4,614
Wood Deck	1998	256	C 100	2,150	Avq.	96%	100%	100%	2,064
Frame Shed	2000	80	B 100	717	Avq.	97%	100%	100%	695
1,296 SFLA									
Outbuilding Total									7,373

Acpt Land 32,000 **Accepted Bldg** 121,200 **Total** 153,200

Oakland
 Name: FITZPATRICK, TIMOTHY E.

Valuation Report

07/15/2016

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Map/Lot:

040-047-5

Account: 3073 Card: 1 of 1

Location:

49 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 10/01/1997
 Sale Price 10,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5489P337

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.08	Acres-Rear Land 1-10	2,000.00	2,160	100%		2,160
Total Acres 2.08					Land Total	32,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good			Value
							Phy	Func	Econ	Rcnld
GARAGE FRAME ..	2004	1040	C 100	43,680	Avg.	97%	80%	100%		33,896
Outbuilding Total										33,896

Acpt Land 32,200 **Accepted Bldg** 33,900 **Total** 66,100

Oakland
 Name: FITZPATRICK, TIMOTHY E.

Valuation Report

07/15/2016

Page 3792

Map/Lot: 040-047-6

Account: 3074 Card: 1 of 1

Location: 57 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1994
 Sale Price 8,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Partial Interest

Reference 1 B4726P040

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.12	Acres-Frontage 1	5,000.00	600	100%		600
Total Acres 1.12			Land Total			30,600

Dwelling Description

Replacement Cost New

Ranch	One Story	1,196 Sqft	Grade C 100	Base	92,994
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,947
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,196	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 1994	Renovated	Kitchens	Baths	Condition	Layout	Total	
1994	0	TYPICAL	TYPICAL	Average	Typical	95,941	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		94%	100%	100%	90,185

Acpt Land 30,600 **Accepted Bldg** 90,200 **Total** 120,800

Oakland
 Name: HIGHT, VERNAL E.

Valuation Report

07/15/2016

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Map/Lot: 040-048-1

Account: 2187 Card: 1 of 1

Location: 557 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Low
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3454P141
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Topoogrphv	24,000
0.85	Acres-Rear Land 1-10	2,000.00	1,700	100%		1,700
1.00	Sites-Mobile Home Site	7,000.00	7,000	100%		7,000
Total Acres 1.85			Land Total			32,700

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,758 Sqft	Grade B 100	Base		163,344
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	100% None	Heat		5,545
Rooms	6	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	2			
Baths	2	Half Baths	0	Plumbing		5,376
Attic	None			Attic		0
FirePlaces	1			Fireplace		2,688
Insulation	Heavy			Insulation		1,575
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition					Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Typical			178,528
2002	0	GOOD	GOOD	Average				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)	
None		None		97%	99%	100%	171,440	

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2002	462	B 100	8,280	Avq.	97%	100%	100%	8,032
Open Frame Porch	2002	132	B 100	2,545	Avq.	97%	100%	100%	2,469
Wood Deck	2007	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Frame Garage	2007			----- S O U N D V A L U E -----					500
1,758 SFLA				Outbuilding Total					13,004

Acpt Land 32,700 **Accepted Bldg** 184,400 **Total** 217,100

Oakland
 Name: TRASK, NELSON

Valuation Report

07/15/2016

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Map/Lot: 040-048-2

Account: 1889 Card: 1 of 1

Location: 561 SMITHFIELD ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/01/1992
 Sale Price 4,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4227P328 JT
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.23	Acres-Rear Land 1-10	2,000.00	460	100%		460
Total Acres 1.23					Land Total	30,460

Dwelling Description

Replacement Cost New

Ranch	One Story	1,120 Sqft	Grade C 100	Base	88,312
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-11,760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1992	0	TYPICAL	TYPICAL	Average	Typical	76,552			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		93%	100% 100%	71,193			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1998	1040	C 100	14,560	Avq.	96%	100%	100%	13,978
1,120 SFLA						Outbuilding Total			13,978

Acpt Land 30,500 **Accepted Bldg** 85,200 **Total** 115,700

Oakland
 Name: TRASK, NELSON

Valuation Report

07/15/2016

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Map/Lot:

040-048-3

Account: 2150 Card: 1 of 1

Location:

EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 08/01/1995
 Sale Price 9,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B4953P246 JT

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		0
1.00	Acres-Homesite (Fract)	2,000.00	460	70%	Topography	21,000
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960
Total Acres 1.48					Land Total	21,960

Acpt Land 22,000 **Accepted Bldg** 0 **Total** 22,000

Oakland
 Name: TRASK, PAUL

Valuation Report

07/15/2016

Page 3796

Map/Lot:

040-048-3A

Account: 3881 Card: 1 of 1

Location:

5 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
14 Mobile Home.	1999	14X68	B 100	27,940	Avg.	61%	100%	100%	17,127	
Frame Shed	1999					----- S O U N D V A L U E -----			200	
ONE STORY FRAME	2013	784	C 100	40,611	Avg.	97%	50%	100%	19,696	
1,736 SFLA										
Outbuilding Total									37,023	
Acpt Land			0	Accepted Bldg			37,000	Total		37,000

Account: 1704 Card: 1 of 1

Map/Lot: 040-049
 Location: 539 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 12/10/2010
 Sale Price: 65,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Distressed Sale

Reference 1: B10618P005
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.10	Acres-Frontage 1	5,000.00	500	100%	Excess Frt	500
0.97	Acres-Rear Land 1-10	2,000.00	1,940	100%		1,940
Total Acres 2.07			Land Total			32,440

Dwelling Description				Replacement Cost New	
Ranch	One Story	800 Sqft	Grade C 100	Base	68,600
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1986	2009	TYPICAL	TYPICAL	Above Average	Typical			60,200		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	91%	100%	100%	54,782					
Outbuildings/Additions/Improvements					Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1986	192	C 100	1,344	Avq.	90%	100%	100%	1,210	
Frame Shed	2010	96	B 100	860	Avq.	97%	100%	100%	834	
800 SFLA						Outbuilding Total			2,044	

Acpt Land 32,400 **Accepted Bldg** 56,800 **Total** 89,200

Oakland
 Name: WALLINGFORD, JOHN J.

Valuation Report

07/15/2016

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Map/Lot:

040-049-01

Account: 4583 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities
 Street
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B10615P005
 Reference 2
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 12/10/2010
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.14	Acres-Frontage 1	5,000.00	700	100%	Excess Frt	700
0.86	Acres-Rear Land 1-10	2,000.00	1,720	100%		1,720
Total Acres 2.00					Land Total	26,420

Acpt Land	26,400	Accepted Bldg	0	Total	26,400
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Oakland
 Name: BESSEY, E.D & SON

Valuation Report

07/15/2016

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Map/Lot:

040-050

Account: 156 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 43 EAST POND ROAD..
 Tree Growth 1986
 Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3005P081

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.00	Acres-Mixed Wood	383.00	8,426	100%		8,426
46.00	Acres-Hardwood	239.00	10,994	100%		10,994
9.00	Acres-Wasteland	50.00	450	100%		450
Total Acres 77.00					Land Total	19,870

Acpt Land	19,900	Accepted Bldg	0	Total	19,900
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Valuation Report

Account: 1970 Card: 1 of 1

Map/Lot: 040-050-1
 Location: 533 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	11/19/2012
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1: B3253P223
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.63	Acres-Rear Land 1-10	2,000.00	1,260	100%		1,260
Total Acres 1.63			Land Total			31,260

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	960 Sqft, Grade D	Basement Gar	None	Fin Bsmt	10,752
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	92,413
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		88%	100% 100%	81,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
GARAGE FRAME ..	1984	900	C 100	37,800	Avq.	90%	100%	100%	34,020
Carport/Canopy	2012	156	D 100	787	Avq.	97%	100%	100%	763
Wood Deck	2010	80	C 100	672	Avq.	97%	100%	100%	652
960 SFLA						Outbuilding Total			35,435

Acpt Land 31,300 **Accepted Bldg** 116,800 **Total** 148,100

Oakland
 Name: MUZEROLLE, FRANK

Valuation Report

07/15/2016

Page 3801

Map/Lot:

040-050-2

Account: 1971 Card: 1 of 2

Location:

525 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3161P151

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.83	Acres-Rear Land 1-10	2,000.00	1,660	100%		1,660
Total Acres 1.83			Land Total			31,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1987	14X73	A 100	37,024	Avg.	55%	100%	100%	20,363
Frame Shed	1987	120	D 100	672	Avg.	50%	100%	100%	336
Frame Shed	1987	152	D 100	851	Avg.	50%	100%	100%	426
Wood Deck	1987	340	C 100	2,856	Avg.	90%	100%	100%	2,570
MH SLAB.....	1987	1022	C 100	3,577	Avg.	90%	100%	100%	3,219
Wood Deck	1987	48	C 100	403	Avg.	90%	100%	100%	363
1,022 SFLA						Outbuilding Total			27,277

Acpt Land	31,700	Accepted Bldg	27,300	Total	59,000
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Oakland
 Name: MUZEROLLE, FRANK

Valuation Report

07/15/2016

Page 3802

Map/Lot:

040-050-2

Account: 1971 Card: 2 of 2

Location:

529 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3161P151

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Dwelling Description				Replacement Cost New	
Other	One Story	484 Sqft	Grade D 100	Base	43,238
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,491
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-542
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1993	0	None	None	Average	94%	65%	100%			33,497
Functional Obsolescence		Economic Obsolescence								
Incomplete		None								20,467
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1993	70	D 100	896	Ava.	94%	100%	100%	842	
484 SFLA						Outbuilding Total			842	
Acpt Land			0	Accepted Bldg			21,300	Total		21,300

Oakland
Name: MUZEROLLE, FRANK

Valuation Report

07/15/2016

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Map/Lot:

040-050-2

Account: 1971

Location:

529 SMITHFIELD ROAD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	31,700	27,300	59,000	31,700	27,300	59,000
2	0	21,300	21,300	0	21,300	21,300
TOTAL	31,700	48,600	80,300	31,700	48,600	80,300

Oakland
 Name: BOURNIVAL, THERESA

Valuation Report

07/15/2016

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Map/Lot: 040-050-3

Account: 1972 Card: 1 of 1

Location: 519 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3284P345
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.90	Acres-Rear Land 1-10	2,000.00	1,800	100%		1,800
Total Acres 1.90			Land Total			31,800

Dwelling Description				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	TYPICAL	TYPICAL	Average	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		90%	100%	100%	72,739		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2012	144	C 100	1,210	Avq.	97%	100%	100%	1,174
Frame Shed	2012	100	B 100	896	Avq.	97%	100%	100%	869
960 SFLA							Outbuilding Total		2,043

Acpt Land 31,800 **Accepted Bldg** 74,800 **Total** 106,600

Oakland
 Name: MAYSE, CATHERINE M.

Valuation Report

07/15/2016

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Map/Lot:

040-050-4

Account: 1973 Card: 1 of 1

Location:

511 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4538P182
 Reference 2: B11407P059 JT
 Tran/Land/Bldg: 1 1 12
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.70	Acres-Rear Land 1-10	2,000.00	1,400	100%		1,400
Total Acres 1.70			Land Total			31,400

Dwelling Description				Replacement Cost New		
Raised Ranch	One Story	1,450 Sqft	Grade C 100	Base		108,640
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	1160 Sqft, Grade C	Basement Gar	None	Fin Bsmt		16,240
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,573
Rooms	8	HEARTH	ONE HEARTH			
Bedrooms	4	Add Fixtures	1			
Baths	2	Half Baths	0	Plumbing		4,200
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	TYPICAL	TYPICAL	Average	Typical	132,653	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....		None		91%	79%	100%	95,364

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2012	104	B 100	1,119	Avq.	97%	100%	100%	1,085
Wood Deck	2012	104	B 100	1,119	Avq.	97%	100%	100%	1,085
Wood Deck	2012	104	B 100	1,119	Avq.	97%	100%	100%	1,085
Frame Shed	2012	64	C 100	448	Avq.	97%	100%	100%	435
Outbuilding Total									3,690

Acpt Land 31,400 **Accepted Bldg** 99,100 **Total** 130,500

Oakland
 Name: BUTLER, CRAIG R.

Valuation Report

07/15/2016

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Map/Lot:

040-050-5

Account: 1974 Card: 1 of 1

Location:

505 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B3810P181

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
Total Acres 1.50			Land Total			31,000

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1991	0	TYPICAL	TYPICAL	Average	Typical	80,821	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		92%	100%	100%	74,355

Acpt Land

31,000

Accepted Bldg

74,400

Total

105,400

Oakland
 Name: CHAPMAN, WILLIAM A. JR.

Valuation Report

07/15/2016

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Account: 2598 Card: 1 of 1

Map/Lot: 040-051
 Location: 489 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B2681P209
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Topoography	24,000	
1.00	Acres-Frontage 1	5,000.00	5,000	80%	Topoography	4,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
21.83	REAR2-Rear 21+	500.00	10,915	100%		10,915	
Total Acres 43.83						Land Total	64,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
10 Mobile Home.	1958	10X55	D 100	12,045	Fair	35%	100%	100%	4,216
ONE STORY FRAME	1958	550	E 100	14,245	Fair	35%	100%	100%	4,986
Encl Frame Porch	1964					---- S O U N D V A L U E ----			100
Frame Shed	1964					---- S O U N D V A L U E ----			200
Frame Shed	1964					---- S O U N D V A L U E ----			200
1,100 SFLA						Outbuilding Total			9,702

Acpt Land 64,900 **Accepted Bldg** 9,700 **Total** 74,600

Valuation Report

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B3466P332
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	30,000.00	27,000	100%		27,000
Total Acres 0.81			Land Total			27,000

Dwelling Description				Replacement Cost New		
Ranch	One Story	1,064 Sqft	Grade C 100	Base		84,862
Exterior	ALUM/VINYL	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Damp Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition		Layout			Total	
1973	0	TYPICAL	TYPICAL	Above Average		Typical			84,862	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		84%	100%	100%		71,284		
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Garage	1990	1024	C 100	14,336	Avg.	90%	100%	100%	12,902	
Frame Shed	1980	64	C 100	448	Avg.	75%	100%	100%	336	
Frame Shed	1990	100	C 100	700	Avg.	92%	100%	100%	644	
Carport/Canopy	1990			----- S O U N D V A L U E -----						100
Open Frame Porch	2006	228	C 110	3,665	Avg.	97%	100%	100%	3,555	
Frame Garage	2013	576	B 100	10,322	Avg.	97%	100%	100%	10,012	
1,064 SFLA									27,549	
Acpt Land		27,000		Accepted Bldg		98,800		Total		
									125,800	

Oakland
 Name: GAGNE, ROBERT J.

Valuation Report

07/15/2016

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Map/Lot: 040-053

Account: 2998 Card: 1 of 1

Location: 467 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B1993P61
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 17 0 Land Schedule: 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	30,000.00	28,461	100%		28,460
Total Acres 0.90			Land Total			28,460

Dwelling Description				Replacement Cost New		
Ranch	One Story	960 Sqft	Grade C 100	Base		78,456
Exterior	COMPOSITION	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	78,456			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	97%	100%	63,165		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1999	264	C 100	2,218	Avg.	97%	100%	100%	2,151
Frame Garage	1999	576	C 100	8,064	Avg.	97%	100%	100%	7,822
960 SFLA									
Outbuilding Total									9,973

Acpt Land 28,500 **Accepted Bldg** 73,100 **Total** 101,600

Valuation Report

Map/Lot: 040-054
 Location: 461 SMITHFIELD ROAD
 Account: 2661 Card: 1 of 1

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data	
Sale Date	07/01/2000
Sale Price	72,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1: B6244P054
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Homesite (Fract)	30,000.00	28,302	100%		28,302
Total Acres 0.89				Land Total		28,302

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Very Good	Typical	80,821			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Encl Frame Porch	2006	96	B 100	3,620	Avg.	97%	100%	100%	3,511
Frame Garage	2006	768	B 100	13,762	Avg.	97%	100%	100%	13,349
960 SFLA						Outbuilding Total			16,860

Acpt Land 28,300 **Accepted Bldg** 88,800 **Total** 117,100

Oakland
 Name: KOLREG, WILLIAM III

Valuation Report

07/15/2016

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Map/Lot: 040-055

Account: 257 Card: 1 of 1

Location: 455 SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Sale Data	
Sale Date	05/01/2001
Sale Price	12,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B6481P275
 Reference 2
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	30,000.00	28,461	80%	Vacancy	22,768
Total Acres 0.90					Land Total	22,768
Acpt Land		22,800	Accepted Bldg		0	Total
						22,800

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Paved
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B10426P186
Reference 2
Tran/Land/Bldg 1 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Sale Data
Sale Date 05/21/2010
Sale Price 115,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
4.00	Acres-Frontage 1	5,000.00	20,000	69%	Excess Frt	13,800
3.24	Acres-Rear Land 1-10	2,000.00	6,480	100%		6,480
Total Acres 8.24			Land Total			50,280

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	525 Sqft	Grade D 110	Base	56,144
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-1,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1937	0	TYPICAL	TYPICAL	Below Average	Typical	54,204			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	97%	100%			
Value(Rcnld)						31,547			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1937	182	D 110	8,296	Avq-	60%	100%	100%	4,978
ONE STORY FRAME	1937	280	D 110	12,764	Avq-	60%	100%	100%	7,658
1.50 ST BARN....	1937	400	C 100	7,840	Avq.	50%	50%	100%	1,960
1.75 ST BARN....	1937	630	C 100	13,230	Avq.	50%	60%	100%	3,969
Frame Shed	1937	240	D 100	1,344	Avq-	50%	100%	100%	672
Frame Shed	1937	100	D 110	616	Avq-	60%	100%	100%	370
GREENHOUSE.....	1980			---- SOUND VALUE ----					3,000
Frame Shed	1937			---- SOUND VALUE ----					200
1,250 SFLA				Outbuilding Total					22,807

Acpt Land 50,300 **Accepted Bldg** 54,400 **Total** 104,700

Oakland
 Name: BEDARD, SCOT S.

Valuation Report

07/15/2016

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Map/Lot: 040-057

Account: 3451 Card: 1 of 1

Location: 167 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Reference 1: B4714P178

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.27	Acres-Rear Land 1-10	2,000.00	540	100%		540
Total Acres 1.27			Land Total			30,540

Dwelling Description

Replacement Cost New

Ranch	One Story	1,404 Sqft	Grade D 100	Base	84,645
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	..... None	Basement	-11,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,768
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	3,360
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2000	0	GOOD	GOOD	Average	Typical	80,659	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		97%	100%	100%	78,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2000			----	SOUND	VALUE	----		100
Frame Shed	1990	80	D 100	448	Avq.	92%	100%	100%	412
Frame Shed	2000			----	SOUND	VALUE	----		100
1,404 SFLA									612
Outbuilding Total									612

Acpt Land 30,500 **Accepted Bldg** 78,900 **Total** 109,400

Neighborhood 43 EAST POND ROAD..
Tree Growth 1986
Zoning/Use RURAL.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B2966P33
Reference 2
Tran/Land/Bldg 1 6 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
2.00	Acres-Frontage 1	5,000.00	10,000	81%	Excess Frt	8,100	
4.00	Acres-Wasteland	50.00	200	100%		200	
30.00	Acres-Mixed Wood	383.00	11,490	100%		11,490	
31.00	Acres-Hardwood	239.00	7,409	100%		7,409	
6.00	Acres-Softwood	329.00	1,974	100%		1,974	
Total Acres 74.00						Land Total	59,173

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,131 Sqft	Grade C 100	Base	115,686
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	-4,750
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Good	Typical	110,936
Functional Obsolescence						Value(Rcnd)
None						79,874
Economic Obsolescence						
None						
Phys. %						
75%						
Func. %						
96%						
Econ. %						
100%						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Encl Frame Porch	1980	200	C 100	5,740	Avq.	86%	100%	100%	4,936
Frame Shed	1970								400
Frame Garage	1960	308	D 100	3,450	Avq.	50%	100%	100%	1,725
Frame Shed	1900	340	C 100	2,380	Good	75%	97%	100%	1,731
1,696 SFLA									
Outbuilding Total									8,792

Acpt Land	59,200	Accepted Bldg	88,700	Total	147,900
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Oakland
 Name: BESSEY DEVELOPMENT CO.

Valuation Report

07/15/2016

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Map/Lot: 041-004

Account: 765 Card: 1 of 1

Location: BLAKE WOODS ROAD

Neighborhood 43 EAST POND ROAD..
 Tree Growth 1979
 Zoning/Use RURAL..... & RESOURCE PROT
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B2053P129

Reference 2

Tran/Land/Bldg 1 6 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
103.00	Acres-Wasteland	50.00	5,150	100%		5,150	
30.00	Acres-Softwood	329.00	9,870	100%		9,870	
80.00	Acres-Mixed Wood	383.00	30,640	100%		30,640	
14.00	Acres-Hardwood	239.00	3,346	100%		3,346	
Total Acres 227.00					Land Total	49,006	
Acpt Land		49,000	Accepted Bldg		0	Total	49,000

Oakland
 Name: ALBAIR, TRUDY M.

Valuation Report

07/15/2016

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Map/Lot:

041-005

Account: 2 Card: 1 of 1

Location:

EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....

Topography Rolling

Utilities

Street Paved

LAND USE..... RES DEV.....

BUILDING USE.... RESIDENTIAL.....

Reference 1 B1603P170

Reference 2 B9161P273 JT

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000	
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000	
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000	
80.23	REAR2-Rear 21+	500.00	40,115	100%		40,115	
Total Acres 101.23					Land Total	90,115	

Acpt Land	90,100	Accepted Bldg	0	Total	90,100
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Oakland
 Name: CARBONE, FRANK S.

Valuation Report

07/15/2016

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Map/Lot:

042-001

Account: 1473 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL..... & RESOURCE PROT
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3216P250

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Rear Land 1-10	2,000.00	2,000	80%	Vacancy	0
1.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Topoogrphv	800
6.00	Acres-Wasteland	50.00	300	100%		300
2.84	Acres-Rear Land 1-10	2,000.00	5,680	100%		5,680
Total Acres 9.84					Land Total	6,780
Acpt Land		6,800	Accepted Bldg		0	Total
						6,800

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/15/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8963P058
 Reference 2 B9398P293
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.95	Acres-Rear Land 1-10	2,000.00	3,900	100%		3,900
Total Acres 2.95						33,900

Dwelling Description

Replacement Cost New

Cape Cod	One Story	840 Sqft	Grade D 100	Base	57,988
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	-2,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,587
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,882
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	TYPICAL	TYPICAL	Fair	Typical	54,461
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						27,230
None						
Phys. %						50%
None						
Func. %						100%
None						
Econ. %						100%
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	48	C 100	403	Avq.	97%	100%	100%	391
Frame Shed	1960			---- SOUND VALUE ----				100	
Frame Shed	1960			---- SOUND VALUE ----				100	
ONE STORY FRAME	1999	144	C 100	7,459	Avq.	97%	100%	100%	7,235
Frame Garage	2004	400	C 100	5,600	Avq.	97%	100%	100%	5,432
984 SFLA				Outbuilding Total				13,258	

Acpt Land	33,900	Accepted Bldg	40,500	Total	74,400
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Oakland
 Name: THOMAS, JOHNNY L.

Valuation Report

07/15/2016

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Map/Lot: 042-004

Account: 618 Card: 1 of 1

Location: 48 THOMASVILLE ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... MOBILE HOME.....
 Reference 1 B5607P123
 Reference 2
 Tran/Land/Bldg 1 1 9
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data
 Sale Date 05/01/1998
 Sale Price 34,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	30,000.00	27,982	100%		27,982
Total Acres 0.87						27,982
						Land Total
						27,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
14 Mobile Home.	1972	14X66	D 100	17.952	Avq-	45%	100%	100%	8,078
MH BASEMENT.....	1972	924	C 100	9,055	Avq-	78%	100%	100%	7,063
1 Story/BASEMENT	1972	192	D 100	9,461	Avq-	60%	100%	100%	5,677
Open Frame Porch	1972	65	D 100	840	Avq-	70%	100%	100%	588
1,116 SFLA									
						Outbuilding Total			21,406
Acpt Land		28,000	Accepted Bldg		21,400	Total			49,400

Neighborhood 45 THOMASVILLE ROAD

Zoning/Use: RURAL.....
 Topography: Rolling
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B4160P001

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
19.05	REAR2-Rear 21+	500.00	9,525	100%		9,525
Total Acres 40.05						65,525

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	448 Sqft	Grade C 100	Base		65,684
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof		0
						0
Foundation	Wood	Basement	Wet Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Forced Warm	Cooling	0% None	Heat		0
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition				Layout			Total		
Built	Renovated	Kitchens	Baths	Condition	Layout		Total		
1995	0	TYPICAL	TYPICAL	Average	Typical		65,684		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
Incomplete	Location	95%	87%	90%	48,859				
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Shed	1994	312	C 100	2,184	Avq.	85%	100%	90%	1,670
1 & 3/4 STORY FR	1997	448	C 100	32,488	Avq.	96%	100%	90%	28,069
Encl Frame Porch	2003	168	C 100	4,844	Avq.	97%	100%	90%	4,229
Frame Garage	2013	576	C 100	8,064	Avq.	97%	30%	90%	2,112
1,568 SFLA									36,080
Acpt Land				65,500	Accepted Bldg	84,900	Total		150,400

Oakland
 Name: BIRCH HILL NOMINEE TRUST

Valuation Report

07/15/2016

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Map/Lot: 042-006

Account: 1650 Card: 1 of 1

Location: MCGRATH POND ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street No Street

Reference 1 B3216P266

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,000.00	20,000	50%	Access	10,000
10.00	Acres-Rear Land 11-20	600.00	6,000	50%	Access	3,000
39.00	REAR2-Rear 21+	500.00	19,500	50%	Access	9,750
Total Acres 59.00					Land Total	22,750
Acpt Land		22,800	Accepted Bldg		0	Total
						22,800

Oakland
 Name: CARBONE, FRANK S.

Valuation Report

07/15/2016

Page 3822

Map/Lot:

042-007

Account: 1474 Card: 1 of 1

Location:

SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B3216P250

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
6.00	Acres-Frontage 1	5,000.00	30,000	63%	Excess Frt	18,900
10.00	Acres-Rear Land 1-10	2,000.00	20,000	100%		20,000
10.00	Acres-Rear Land 11-20	600.00	6,000	100%		6,000
12.16	REAR2-Rear 21+	500.00	6,080	100%		6,080
Total Acres 39.16					Land Total	74,980

Acpt Land	75,000	Accepted Bldg	0	Total	75,000
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Oakland
 Name: ALDEN CAMPS INC.

Valuation Report

07/15/2016

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Map/Lot: 043-001

Account: 601 Card: 1 of 1

Location: SMITHFIELD ROAD

Neighborhood 28 SMITHFIELD ROAD.
 Tree Growth 1980
 Zoning/Use RURAL.....
 Topography LevelRolling
 Utilities NoWater/NoSewer
 Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 6 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.40	Acres-Frontage 1	5,000.00	2,000	100%		2,000
11.80	Acres-Hardwood	239.00	2,820	100%		2,820
1.50	Acres-Mixed Wood	383.00	575	100%		575
Total Acres 14.70			Land Total			35,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
Frame Garage	1970	576	C 100	8.064	Avg.	70%	100%	100%	5,645
						Outbuilding Total			5,645
Acpt Land		35,400	Accepted Bldg		5,600	Total			41,000

Oakland
Name: MINKEL, CARTER

Valuation Report

07/15/2016

Page 3824

Map/Lot: 043-001-1

Account: 4183 Card: 1 of 1

Location: 29 BLACKBERRY HILL

Neighborhood 28 SMITHFIELD ROAD.
Tree Growth 1980
Zoning/Use RURAL.....
Topography LevelRolling
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 04/30/2004
Sale Price 33,072
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B7923P028

Reference 2

Tran/Land/Bldg 1 6 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.60	Acres-Frontage 1	5,000.00	8,000	100%	Excess Frt	8,000
0.50	Acres-Rear Land 1-10	2,000.00	1,000	100%		1,000
1.00	Acres-Mixed Wood	383.00	383	100%		383
37.20	Acres-Hardwood	239.00	8,891	100%		8,891
Total Acres 41.30						Land Total 48,274

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,236 Sqft	Grade A 100	Base	233,680
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	9,746
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,769
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	258,963
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	94%	100%	236,122	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2005	252	A 100	5,869	Avq.	97%	100%	100%	5,693
ONE STORY FRAME	2005	12	A 100	994	Avq.	97%	94%	100%	906
Wood Deck	2005	72	A 100	967	Avq.	97%	100%	100%	938
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,484 SFLA									Outbuilding Total 10,932

Acpt Land 48,300 **Accepted Bldg** 247,100 **Total** 295,400

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B8133P218
 Reference 2 FAX 781-449-0322
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
3.00	Acres-Frontage 1	140,400	421,200	73%	Excess Frt	307,476
10.00	Acres-Rear Land 1-10	3,600.00	36,000	100%		36,000
7.71	Acres-Rear Land 11-20	2,160.00	16,654	100%		16,654
Total Acres 23.71						Land Total 1,008,130

Commercial Description			
Occupancy Type	Classroom.....	School.....	
Class & Quality	Frame.....Avg.	Frame.....Avg.	
# Dwelling Units	0	0	
Exterior	Wood Siding	Wood Siding	
Stories & Height	1 STORY @ 8'	1 STORY @ 9'	
Heating/Cooling	NONE	NONE	
Built	1993	1980	
Remodeled	0	0	
Base Cost/Sqft	44.68	47.83	
Heat-Cool/Sqft	+ 0.00	0.00	
Total	44.68	47.83	
Size Factor	X 1.030	0.878	
Adjusted Cost/Sqft	46.02	41.99	
Total Square Feet	X 2,432	12,995	
Replacement Cost	111,921	545,660	
Condition	Average	Average	
% Good Physical	X .92	.82	
Functional	X 0.80	0.80	
Subtotal	82,374	357,953	
Economic Factor	X 0.85	Total Value 374,278	

Outbuildings/Additions/Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	1993	2312	C 100	19,421	Ava.	94%	100%	85%	15,518
Wood Deck	1980	204	C 100	1,714	Ava.	86%	100%	85%	1,253
Frame Shed	2005	280	C 100	1,960	Ava.	97%	100%	85%	1,616
Frame Shed	2005	200	C 100	1,400	Ava.	97%	100%	85%	1,154
Frame Shed	2006	120	C 100	840	Ava.	97%	100%	85%	693
Frame Shed	1970	384	C 100	2,688	Ava.	80%	100%	85%	1,827
Frame Shed	2004	160	C 100	1,120	Ava.	97%	100%	85%	923
Frame Shed	2005	224	C 100	1,568	Ava.	97%	100%	85%	1,293
Frame Shed	2011	470	C 100	3,290	Ava.	97%	100%	85%	2,712

Oakland
Name: MATOAKA REALTY COMPANY LLC

Valuation Report

07/15/2016

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Map/Lot:

043-002

Account: 1475 Card: 2 of 9

Location:

EAST POND

Open Frame Porch	1993	128 C 100	1,932	Avq.	94%	100%	85%	1,544
208 SFLA							Outbuilding Total	0

Accpt Land	1,008,100	Accepted Bldg	402,800	Total	1,410,900
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Account: 1475 Card: 2 of 9
 Map/Lot: Location:

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1136P224
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	208 Sqft	Grade E 100	Base	17,673
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-1,529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-546
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	208	Insulation	-146
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1950	0	TYPICAL	TYPICAL	Fair	Typical		15,452
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcld)
None		None		55%	100%	85%	7,224
Acpt Land		0	Accepted Bldg		7,200	Total	7,200

Valuation Report

Account: 1475 Card: 3 of 9 Map/Lot: Location:

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1136P224
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	680 Sqft	Grade C 100	Base	58,148
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,570
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			48,278
2014	0	None	GOOD	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	90%	85%				35,825
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1950	40	C 100	700	Ava.	97%	90%	85%		519
680 SFLA										519
Acpt Land				0	Accepted Bldg		36,300	Total		36,300

Account: 1475 Card: 4 of 9
 Map/Lot: Location:

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1136P224
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	480 Sqft	Grade D 100	Base	37,155
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,016
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1950	1980	TYPICAL	TYPICAL	Average	Typical			31,241	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %		Value(Rcnld)	
None	None			68%	100%	85%		18,057	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1950	112	D 100	1,366	Ava.	68%	100%	85%	790
Open Frame Porch	1950	160	D 100	1,904	Ava.	68%	100%	85%	1,101
480 SFLA						Outbuilding Total			1,891
Acpt Land		0		Accepted Bldg		19,900	Total		19,900

Account: 1475 Card: 5 of 9
 Map/Lot: Location:

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1136P224
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	294 Sqft	Grade C 100	Base	35,559
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-3,087
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,543
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			30,929
2014	0	None	GOOD	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	90%	85%				22,951
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1950	150	C 100	2,240	Ava.	97%	90%	85%	1,663	
294 SFLA									1,663	
Acpt Land							0	Accepted Bldg		24,600
								Total		24,600

Account: 1475 Card: 6 of 9 Map/Lot: Location:

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1136P224
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	400 Sqft	Grade C 100	Base	41,762
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,100
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-560
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			34,902
2008	0	Obsolete	GOOD	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	97%	85%				27,913
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1951	282	D 100	1,579	Avg-	65%	100%	85%		872
400 SFLA						Outbuilding Total			872	
Acpt Land			0	Accepted Bldg		28,800	Total		28,800	

Account: 1475 Card: 7 of 9
 Map/Lot: Location:

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1136P224
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	400 Sqft	Grade D 100	Base	38,685
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,680
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	400	Insulation	-448
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1950	0	TYPICAL	TYPICAL	Average	Typical		31,853
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		68%	100%	85%	18,411
Acpt Land		0	Accepted Bldg		18,400	Total	18,400

Account: 1475 Card: 8 of 9 Map/Lot: Location:

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B1136P224
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	324 Sqft	Grade D 100	Base	34,565
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,361
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-363
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			29,031
1950	0	TYPICAL	TYPICAL	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		68%	100%	85%				16,780
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1950	40	D 100	560	Ava.	68%	100%	85%	324	
324 SFLA						Outbuilding Total			324	
Acpt Land			0	Accepted Bldg			17,100	Total		17,100

Oakland
 Name: MATOAKA REALTY COMPANY LLC

Valuation Report

07/15/2016

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Map/Lot: 043-002

Account: 1475 Card: 9 of 9

Location: 100 ONE GREAT PLACE

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND..... & RESOURCE PROT
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B8133P218

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2012	576	A 100	13,126	Avg.	97%	100%	85%	10,822
Open Frame Porch	2012			---- SOUND VALUE ----					2,000
324 SFLA									Outbuilding Total
									12,822
Acpt Land			0	Accepted Bldg			12,800	Total	12,800

Valuation Report

Map/Lot:

043-002

Account: 1475

Location:

100 ONE GREAT PLACE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,008,100	402,800	1,410,900	1,008,100	402,800	1,410,900
2	0	7,200	7,200	0	7,200	7,200
3	0	36,300	36,300	0	36,300	36,300
4	0	19,900	19,900	0	19,900	19,900
5	0	24,600	24,600	0	24,600	24,600
6	0	28,800	28,800	0	28,800	28,800
7	0	18,400	18,400	0	18,400	18,400
8	0	17,100	17,100	0	17,100	17,100
9	0	12,800	12,800	0	12,800	12,800
TOTAL	1,008,100	567,900	1,576,000	1,008,100	567,900	1,576,000

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/21/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1136P224

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	600 Sqft	Grade D 100	Base	42,773
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,520
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			32,525
2000	0	TYPICAL	TYPICAL	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		97%	100%	85%				26,817
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	2000	156	D 100	1.859	Ava.	97%	100%	85%		1,533
600 SFLA										1,533
Acpt Land				0	Accepted Bldg		28,400	Total		28,400

Account: 3565 Card: 2 of 2

Map/Lot:
 Location:

043-002
 EAST POND

Neighborhood 58 CAMP MATAOKA

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 09/21/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B1136P224

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,400 Sqft	Grade C 100	Base	100,282
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-20,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	1,764
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	2000	TYPICAL	TYPICAL	Good	Typical	81,466			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	88%	100%	85%	60,937				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1975	36	C 100	644	Good	88%	100%	85%	482
Open Frame Porch	2005	192	C 100	2,828	Ava.	97%	100%	85%	2,332
1,400 SFLA									
Outbuilding Total						2,814			
Acpt Land			0	Accepted Bldg		63,800	Total		63,800

Oakland
Name: MATOAKA REALTY COMPANY LLC

Valuation Report

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043-002
EAST POND

Account: 3565

Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	28,400	28,400	0	28,400	28,400
2	0	63,800	63,800	0	63,800	63,800
TOTAL	0	92,200	92,200	0	92,200	92,200

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
8.00	Acres-Frontage 1	140,400	1,123,200	59%	Excess Frt	662,688
10.00	Acres-Rear Land 1-10	3,600.00	36,000	100%		36,000
10.00	Acres-Rear Land 11-20	2,160.00	21,600	100%		21,600
5.00	REAR2-Rear 21+	1,800.00	9,000	100%		9,000
Total Acres 36.00					Land Total	1,377,288

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	1,794 Sqft	Grade C 100	Base	168,780
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	-16,325
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-1,884
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	GOOD	GOOD	Above Average	Typical	150,571
Functional Obsolescence						Value(Rcnd)
None						
Economic Obsolescence			Phys. %		Func. %	Econ. %
None			70%		89%	85%
						79,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1890	860	C 100	12,180	Avq+	70%	100%	85%	7,247
ONE STORY FRAME	1890	532	C 100	27,558	Avq+	70%	89%	85%	14,593
ONE STORY FRAME	1890	869	C 100	45,014	Avq+	70%	89%	85%	23,837
Unfinished Attic	1890	1124	C 100	3,147	Avq+	70%	100%	85%	1,873
Frame Shed	1890	636	C 100	4,452	Avq+	70%	100%	85%	2,649
Wood Deck	1890	334	C 100	2,806	Avq+	70%	100%	85%	1,669
Frame Shed	1980	96	B 100	860	Avq.	85%	100%	85%	621
Open Frame Porch	1980	48	C 100	812	Avq.	85%	100%	85%	586
Frame Shed	1960			----- S O U N D V A L U E -----					200
Frame Shed	1980	48	C 100	336	Avq.	80%	100%	85%	229
4,092 SFLA									53,504
Outbuilding Total									53,504

Acpt Land	1,377,300	Accepted Bldg	133,200	Total	1,510,500
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Oakland
 Name: ALDEN CAMPS INC.

Valuation Report

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Map/Lot: 043-003

Account: 702 Card: 2 of 9

Location: 0 ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.50 ST BARN....	2006	1440	B 100	36.127	Ava.	97%	100%	85%	29.787
1S AD/GAR.....	1996	896	C 110	73.132	Ava.	95%	100%	85%	59.054
Open Frame Porch	2008	504	B 100	9.211	Ava.	97%	100%	85%	7.595
4,988 SFLA									
						Outbuilding Total			96,436
Acpt Land			0	Accepted Bldg		96,400	Total		96,400

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	464 Sqft	Grade D 100	Base	38,322
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,457
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTHES	ONE HEARTH	HEARTHES	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-520
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1930	0	Obsolete	Old Type	Average	Typical			33,017	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
SMALL SIZE.....		None		65%	78%	85%		14,229	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	98	D 100	1,210	Ava.	65%	78%	85%	522
Open Frame Porch	2008	189	B 100	3,566	Ava.	97%	100%	85%	2,940
464 SFLA						Outbuilding Total			3,462
Acpt Land		0		Accepted Bldg		17,700	Total		17,700

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	246 Sqft	Grade D 100	Base	27,579
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,033
Rooms	3	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-276
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1930	0	Obsolete	Old Type	Average			Typical			24,049
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)			
SMALL SIZE.....	None			65%	58%	85%				7,707
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1930	98	D 100	1,210	Ava.	65%	58%	85%	388	
246 SFLA						Outbuilding Total			388	
Acpt Land				0	Accepted Bldg		8,100	Total		8,100

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	One Story	282 Sqft	Grade D 100	Base	32,288
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	9 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,316
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,184
Rooms	3	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-316
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)	
1930	0	Obsolete	Old Type	Average	65%	52%	85%			33,520	
Functional Obsolescence		Economic Obsolescence									
SMALL SIZE.....		None								9,630	
Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	1930	98	D 100	1,210	Ava.	65%	58%	85%	388		
282 SFLA									388		
Acpt Land							Accepted Bldg		10,000	Total	10,000

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	308 Sqft	Grade D 100	Base	30,634
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-345
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			27,339
1930	0	Obsolete	Old Type	Average						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
SMALL SIZE.....		None		65%	58%	85%				8,761
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1930	98	D 100	1,210	Ava.	65%	58%	85%	388	
308 SFLA						Outbuilding Total			388	
Acpt Land		0		Accepted Bldg		9,100	Total		9,100	

Account: 702 Card: 7 of 9

Map/Lot: 043-003
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5816P343
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Log	One Story	330 Sqft	Grade D 100	Base	31,718
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,016
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1930	0	Obsolete	Old Type	Average	Typical	26,451				
<u>Functional Obsolescence</u>		<u>Economic Obsolescence</u>		<u>Phys. %</u>	<u>Func. %</u>	<u>Econ. %</u>	<u>Value(Rcnld)</u>			
SMALL SIZE.....		None		65%	58%	85%	8,476			
<u>Outbuildings/Additions/Improvements</u>										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1930	140	D 100	1,680	Ava.	65%	58%	85%	538	
330 SFLA									538	
						<u>Outbuilding Total</u>			538	
Acpt Land			0	Accepted Bldg			9,000	Total		9,000

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1 B5816P343

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	280 Sqft	Grade D 100	Base	29,254
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-862
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-314
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1930	0	Obsolete	Old Type	Average	Typical			24,785	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
SMALL SIZE.....		None		65%	58%	85%	7,942		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1930	140	D 100	1,680	Ava.	65%	58%	85%	538
ONE STORY FRAME	2001	112	D 100	4,641	Ava.	97%	100%	85%	3,827
392 SFLA						Outbuilding Total			4,365
Acpt Land		0		Accepted Bldg		12,300	Total		12,300

Account: 702 Card: 9 of 9

Map/Lot: 043-003
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B5816P343
 Reference 2
 Tran/Land/Bldg 1 5 20
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	224 Sqft	Grade D 100	Base	26,495
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,634
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-690
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-251
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
1930	0	Obsolete	Old Type	Average	Typical			22,920	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
SMALL SIZE.....		None		65%	58%	85%		7,345	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1930	126	D 100	1,523	Ava.	65%	58%	85%	488
ONE STORY FRAME	2001	112	D 100	4,641	Ava.	97%	100%	85%	3,827
336 SFLA						Outbuilding Total			4,315
Acpt Land		0		Accepted Bldg		11,700	Total		11,700

Oakland
Name: ALDEN CAMPS INC.

Valuation Report

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Map/Lot:

043-003

Account: 702

Location:

ALDEN CAMPS COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	1,377,300	133,200	1,510,500	1,377,300	133,200	1,510,500
2	0	96,400	96,400	0	96,400	96,400
3	0	17,700	17,700	0	17,700	17,700
4	0	8,100	8,100	0	8,100	8,100
5	0	10,000	10,000	0	10,000	10,000
6	0	9,100	9,100	0	9,100	9,100
7	0	9,000	9,000	0	9,000	9,000
8	0	12,300	12,300	0	12,300	12,300
9	0	11,700	11,700	0	11,700	11,700
TOTAL	1,377,300	307,500	1,684,800	1,377,300	307,500	1,684,800

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	284 Sqft	Grade D 100	Base	29,452
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-875
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-318
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1930	0	Obsolete	Old Type	Average	65%	58%	85%	Phy	Func	Econ	Rcnld
Functional Obsolescence		Economic Obsolescence									
SMALL SIZE.....		None			65%	58%	85%			7,985	
Outbuildings/Additions/Improvements										Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	1930	140	D 100	1,680	Avq.	65%	58%	85%	538		
284 SFLA							Outbuilding Total		538		
Acpt Land			0	Accepted Bldg			8,500	Total		8,500	

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	274 Sqft	Grade D 100	Base	28,959
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-844
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-307
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1930	0	Obsolete	Old Type	Average	65%	58%	85%			24,586
Functional Obsolescence		Economic Obsolescence								
SMALL SIZE.....		None								
							Percent Good		Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1930	584	D 100	6,653	Avg.	65%	58%	85%	2,132	
274 SFLA							Outbuilding Total		2,132	
Acpt Land			0	Accepted Bldg			10,000	Total		10,000

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1

Reference 2

Tran/Land/Bldg 1 5 95

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	876 Sqft	Grade D 100	Base	58,625
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,679
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-981
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1930	0	Obsolete	Old Type	Average	65%	68%	85%			43,663
Functional Obsolescence	Economic Obsolescence									16,404
STYLE.....	None									
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1930	85	D 100	1.064	Ava.	65%	68%	85%	400	
876 SFLA						Outbuilding Total			400	
Acpt Land			0	Accepted Bldg			16,800	Total		16,800

Oakland
 Name: ALDEN CAMPS INC.

Valuation Report

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Map/Lot: 043-003

Account: 3584 Card: 4 of 6

Location: 0 ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	417 Sqft	Grade D 100	Base	36,006
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,904
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,751
Rooms	1	HEARTHS	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	417	Insulation	-467
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	Obsolete	Old Type	Average	Typical	28,884	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
SMALL SIZE.....		None		65%	78%	85%	12,448
Acpt Land			0	Accepted Bldg		12,400	Total
						12,400	

Oakland
 Name: ALDEN CAMPS INC.

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Map/Lot: 043-003

Account: 3584 Card: 5 of 6

Location: 0 ALDEN CAMP COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	1,120 Sqft	Grade D 110	Base	73,829
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,174
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,218
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	1,120	Insulation	-1,380
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	Obsolete	Obsolete	Average	Typical	55,005
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
STYLE.....		None		96%	48%	85%
						Value(Rcnd)
						21,544

Acpt Land 0 **Accepted Bldg** 21,500 **Total** 21,500

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	304 Sqft	Grade D 100	Base	30,437
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,575
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,277
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-340
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1940	0	Obsolete	Old Type	Average	65%	58%	85%			25,245
Functional Obsolescence		Economic Obsolescence								
SMALL SIZE.....		None								8,090
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1940	112	D 100	753	Avg.	65%	58%	85%	241	
304 SFLA							Outbuilding Total		241	
Acpt Land			0	Accepted Bldg			8,300	Total		8,300

Oakland
Name: ALDEN CAMPS INC.

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Map/Lot:

043-003

Account: 3584

Location:

0 ALDEN CAMPS COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	8,500	8,500	0	8,500	8,500
2	0	10,000	10,000	0	10,000	10,000
3	0	16,800	16,800	0	16,800	16,800
4	0	12,400	12,400	0	12,400	12,400
5	0	21,500	21,500	0	21,500	21,500
6	0	8,300	8,300	0	8,300	8,300
TOTAL	0	77,500	77,500	0	77,500	77,500

Account: 3575 Card: 1 of 9

Map/Lot: 043-003-B
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	274 Sqft	Grade D 100	Base	28,959
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-844
Rooms	2	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-307
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1930	0	Obsolete	Old Type	Average				Phy	Func	Econ	
											25,258
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)	
SMALL SIZE.....		None		65%	58%	85%				8,094	
Outbuildings/Additions/Improvements										Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	1930	126	D 100	1,523	Avq.	65%	58%	85%	488		
Wood Deck	2005	100	C 100	840	Avq.	97%	100%	85%	693		
274 SFLA									Outbuilding Total		
									1,181		
Acpt Land			0	Accepted Bldg			9,300	Total		9,300	

Account: 3575 Card: 2 of 9

Map/Lot: 043-003-B
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Cape Cod	One & 3/4 Story	320 Sqft	Grade D 100	Base	43,716
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,725
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-627
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1930	0	Obsolete	Old Type	Average	Typical			38,273		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
None		None		65%	97%	85%		20,511		
Outbuildings/ Additions/ Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1930	48	D 100	650	Avq.	65%	97%	85%	348	
Open Frame Porch	1930	200	D 100	2,352	Avq.	65%	97%	85%	1,261	
ONE STORY FRAME	1930	112	D 100	4,641	Avq.	65%	97%	85%	2,487	
Frame Shed	1930	16	D 100	90	Avq.	65%	97%	85%	48	
672 SFLA										
Outbuilding Total								4,144		
Acpt Land			0	Accepted Bldg			24,700	Total		24,700

Account: 3575 Card: 3 of 9

Map/Lot: 043-003-B
Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 5 95
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	288 Sqft	Grade D 100	Base	29,649
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,387
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-887
Rooms	2	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-323
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1930	0	Obsolete	Old Type	Average		Typical			25,724
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
SMALL SIZE.....		None		65%	58%	85%		8,243	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	72	D 100	918	Avq.	65%	58%	85%	294
Open Frame Porch	2005	240	C 100	3,500	Avq.	97%	100%	85%	2,886
288 SFLA						Outbuilding Total			3,180
Acpt Land			0	Accepted Bldg			11,400	Total	11,400

Account: 3575 Card: 4 of 9

Map/Lot: 043-003-B
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	330 Sqft	Grade D 100	Base	31,718
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,016
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition						
1930	0	Obsolete	Old Type	Average			Typical			26,451
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
SMALL SIZE.....		None		65%	58%	85%				8,476
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1930	140	D 100	1,680	Ava.	65%	58%	85%	538	
330 SFLA									538	
Acpt Land							Accepted Bldg		9,000	Total
									9,000	

Account: 3575 Card: 5 of 9

Map/Lot: 043-003-B
Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
Topography Rolling
Utilities Drilled WellSeptic System
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 1 5 95
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	330 Sqft	Grade D 100	Base	31,718
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,016
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout					Total
1930	0	Obsolete	Old Type	Average	Typical					26,451
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %				Value(Rcnld)
SMALL SIZE.....		None		65%	58%	85%				8,476
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value	
Open Frame Porch	1930	140	D 100	1,680	Ava.	65%	58%	85%	538	
330 SFLA									538	
						Outbuilding Total			538	
Acpt Land			0	Accepted Bldg			9,000	Total		9,000

Account: 3575 Card: 6 of 9

Map/Lot: 043-003-B
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	330 Sqft	Grade D 100	Base	31,718
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,016
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-370
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1930	0	Obsolete	Old Type	Average	Typical	26,451			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
SMALL SIZE.....		None		65%	58%	85%	8,476		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1930	140	D 100	1,680	Ava.	65%	58%	85%	538
330 SFLA									538
						Outbuilding Total			538
Acpt Land			0	Accepted Bldg		9,000	Total		9,000

Account: 3575 Card: 7 of 9

Map/Lot: 043-003-B
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1
 Reference 2
 Tran/Land/Bldg 1 5 95
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

<u>Dwelling Description</u>				<u>Replacement Cost New</u>	
Other	One Story	540 Sqft	Grade D 100	Base	42,909
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,663
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	8,848
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-605
Unfin. Living Area	NONE			Unfinished	0

<u>Dwelling Condition</u>							<u>Layout</u>			<u>Total</u>	
Built	Renovated	Kitchens	Baths	Condition							
1930	0	Obsolete	Old Type	Average			Typical			43,139	
Functional Obsolescence	Economic Obsolescence			Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None			65%	97%	85%				23,119	
<u>Outbuildings/Additions/Improvements</u>							<u>Percent Good</u>			<u>Value</u>	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld		
Open Frame Porch	1930	180	D 100	2,128	Ava.	65%	97%	85%	1,141		
540 SFLA									1,141		
Acpt Land							Accepted Bldg		24,300	Total	24,300

Valuation Report

Account: 3575 Card: 8 of 9

Map/Lot: 043-003-B
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
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Reference 1
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 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	446 Sqft	Grade D 100	Base	38,184
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,245
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-1,374
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	7,795
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-500
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value
1930	0	Obsolete	Old Type	Average	65%	97%	85%	Phy	Func	Econ
Functional Obsolescence							Economic Obsolescence		Value(Rcnld)	
None							None		21,186	
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Open Frame Porch	1930	180	D 100	2,128	Avg.	65%	97%	85%	1,141	
446 SFLA									1,141	
Acpt Land				0	Accepted Bldg		22,300	Total		22,300

Valuation Report

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Map/Lot: 043-003-B
 Location: ALDEN CAMPS COVE

Neighborhood 57 ALDEN CAMPS

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

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 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Log	One Story	274 Sqft	Grade D 100	Base	28,959
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,222
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-844
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-307
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %			Value(Rcnld)
1930	0	OLD TYPE	Old Type	Average	65%	60%	85%			24,586
Functional Obsolescence		Economic Obsolescence								
SMALL SIZE.....		None			65%	60%	85%			8,150
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1930	140	D 100	1.680	Avq.	65%	60%	85%		557
274 SFLA										557
Acpt Land				0	Accepted Bldg		8,700	Total		8,700

Oakland
Name: ALDEN CAMPS INC

Valuation Report

07/15/2016

Page 3865

Map/Lot:

043-003-B

Account: 3575

Location:

ALDEN CAMPS COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	0	9,300	9,300	0	9,300	9,300
2	0	24,700	24,700	0	24,700	24,700
3	0	11,400	11,400	0	11,400	11,400
4	0	9,000	9,000	0	9,000	9,000
5	0	9,000	9,000	0	9,000	9,000
6	0	9,000	9,000	0	9,000	9,000
7	0	24,300	24,300	0	24,300	24,300
8	0	22,300	22,300	0	22,300	22,300
9	0	8,700	8,700	0	8,700	8,700
TOTAL	0	127,700	127,700	0	127,700	127,700

Oakland
 Name: BOURASSA, WILLIAM L.

Valuation Report

07/15/2016

Page 3866

Map/Lot: 043-004

Account: 2023 Card: 1 of 1

Location: 18 BASS COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B3491P332
 Reference 2 B5904P195
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	216,000	193,809	100%		193,809
Total Acres 0.72			Land Total			193,809

Dwelling Description

Replacement Cost New

Other	Two Story	406 Sqft	Grade D 110	Base	58,515
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,252
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,751
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-1,000
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	51,838
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	33,695

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1910	98	D 110	1,330	Avq.	65%	100%	100%	865
Open Frame Porch	1910	532	D 110	6,678	Avq.	65%	100%	100%	4,341
ONE STORY FRAME	1910	93	D 110	4,239	Avq.	65%	100%	100%	2,755
905 SFLA						Outbuilding Total			7,961

Acpt Land	193,800	Accepted Bldg	41,700	Total	235,500
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Oakland
 Name: BOURASSA, ANNE E.

Valuation Report

07/15/2016

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Map/Lot: 043-004-1

Account: 2340 Card: 1 of 1

Location: 20 BASS COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 03/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Split/Assemblage

Reference 1 B3491P332
 Reference 2 B5904P189
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.46	Acres-Rear Land 1-10	3,600.00	1,656	100%		1,656
Total Acres 1.46					Land Total	217,656

Dwelling Description

Replacement Cost New

Other	Two Story	984 Sqft	Grade C 100	Base	119,902
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-9,643
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,849
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Heavy			Insulation	1,378
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	1994	TYPICAL	TYPICAL	Above Average	Typical	121,106
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		79%	94%	100%
						89,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2S Open Fr Porch	1962	60	C 100	1,470	Avq+	79%	100%	100%	1,161
ONE STORY FRAME	1962	230	C 100	11,914	Avq+	79%	94%	100%	8,847
ONE STORY FRAME	1962	410	C 100	21,238	Avq+	79%	94%	100%	15,771
Frame Shed	1962	60	C 100	420	Avq.	95%	100%	100%	399
Frame Shed	1970	120	C 100	840	Avq.	85%	100%	100%	714
Wood Deck	2001	592	B 100	6,366	Avq.	97%	100%	100%	6,175
Outbuilding Total									33,067

Acpt Land 217,700 **Accepted Bldg** 123,000 **Total** 340,700

Oakland
 Name: BOURASSA, ANNE E.

Valuation Report

07/15/2016
 Page 3868
 043-004-1A
 21 BASS COVE

Account: 2341 Card: 1 of 1
 Map/Lot: Location:

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Reference 1 B4792P058
 Reference 2 STUDIO
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	600 Sqft	Grade C 100	Base	56,280
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,820
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-1,680
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition					Layout			Total	
Built	Renovated	Kitchens	Baths	Condition					
1985	0	Obsolete	Obsolete	Average	Typical			43,680	
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)		
COND/DES/UTIL...	None		89%	86%	100%		33,433		
Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	1985	42	C 100	728	Avq.	89%	100%	100%	648
Open Frame Porch	1985	96	C 100	1,484	Avq.	89%	100%	100%	1,321
600 SFLA					Outbuilding Total			1,969	
Acpt Land		0	Accepted Bldg		35,400	Total		35,400	

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Paved

Reference 1 B4792P058

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.55	Acres-Frontage 1	140,400	77,220	100%	Excess Frt	77,220
2.77	Acres-Rear Land 1-10	3,600.00	9,972	100%		9,972
Total Acres 4.32					Land Total	303,192

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	240 Sqft	Grade D 100	Base	38,196
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,764
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-470
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	OLD TYPE	GOOD	Average	Typical	33,140
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	21,541	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1915	225	D 100	9,324	Avq.	65%	100%	100%	6,061
ONE STORY FRAME	1915	196	D 100	8,123	Avq.	65%	100%	100%	5,280
ONE STORY FRAME	1915	108	D 100	4,476	Avq.	65%	100%	100%	2,909
Open Frame Porch	1915	144	D 100	1,725	Avq.	65%	100%	100%	1,121
Wood Deck	1990	64	C 100	538	Avq.	95%	100%	100%	511
949 SFLA									15,882

Acpt Land	303,200	Accepted Bldg	37,400	Total	340,600
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Valuation Report

Account: 2981 Card: 1 of 1

Location: 26 SUNSET BOULEVARD COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 04/01/2001
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6465P001
Reference 2 B11819P268
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	216,000	148,304	100%		148,304
Total Acres 0.32			Land Total			148,304

Dwelling Description

Replacement Cost New

Other	One Story	784 Sqft	Grade D 110	Base	59,501
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,142
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-966
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	50,241
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		78%	100%	100%
						39,188

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	140	D 100	5,802	Avq.	70%	100%	100%	4,061
Wood Deck	1990	192	C 100	1,613	Avq.	92%	100%	100%	1,484
Wood Deck	1990	388	D 100	2,607	Avq.	92%	100%	100%	2,398
924 SFLA						Outbuilding Total			7,943

Acpt Land 148,300 **Accepted Bldg** 47,100 **Total** 195,400

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 12/21/2011
Sale Price 185,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B10922P193
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	216,000	145,179 100%		145,179
Total Acres 0.30				Land Total	145,179

Dwelling Description

Replacement Cost New

Other	One Story	656 Sqft	Grade D 110	Base	52,562
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,031
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-808
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1945	0	TYPICAL	TYPICAL	Good	Typical	42,085			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		75%	100%	100%			
Value(Rcnld)						31,564			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	128	C 100	1,075	Avg.	92%	0%	100%	0
ONE STORY FRAME	1945	140	D 110	6,381	Good	75%	100%	100%	4,786
Frame Shed	1945								100
796 SFLA									100
Outbuilding Total									4,886
Acpt Land		145,200	Accepted Bldg		36,500	Total			181,700

----- S O U N D V A L U E -----

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 08/13/2003
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B7775P277

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	216,000	163,493 100%		163,493
Total Acres 0.43				Land Total	163,493

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	600 Sqft	Grade C 100	Base	80,368
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	None	Basement	-5,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTHES	TWO HEARTH	HEARTHES	1,680
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	5,040
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	1985	TYPICAL	TYPICAL	Above Average	Typical	81,208
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	94%	100%
						53,435

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1942	1219	C 100	63,144	Avq+	70%	94%	100%	41,549
Encl Frame Porch	2012	100	B 100	3,763	Avq.	97%	100%	100%	3,650
Wood Deck	1942	30	C 100	252	Avq+	70%	100%	100%	176
ONE STORY FRAME	1960	120	C 100	6,216	Avq.	80%	94%	100%	4,675
Frame Garage	1985	768	C 100	10,752	Avq.	90%	100%	100%	9,677
ONE STORY FRAME	2006	168	B 100	11,138	Avq.	97%	94%	100%	10,156
Encl Frame Porch	1942	288	C 100	8,204	Avq+	70%	100%	100%	5,743
Wood Deck	2006	390	A 100	5,242	Avq.	97%	100%	100%	5,085
Frame Shed	2003	96	B 100	860	Avq.	97%	100%	100%	834
Wood Deck	2006	188	A 100	2,527	Avq.	97%	100%	100%	2,451
2,557 SFLA									83,996
						Outbuilding Total			83,996

Acpt Land	163,500	Accepted Bldg	137,400	Total	300,900
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Oakland
Name: EAST POND LLC

Valuation Report

07/15/2016

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Map/Lot:

043-008

Account: 1070

Location:

32 SUNSET BOULEVARD COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	163,500	137,400	300,900	163,500	137,400	300,900
2	0	1,100	1,100	0	1,100	1,100
TOTAL	163,500	138,500	302,000	163,500	138,500	302,000

Oakland
 Name: MERCHANT, JOHN K.

Valuation Report

07/15/2016

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Map/Lot: 043-009

Account: 1656 Card: 1 of 1

Location: 38 SUNSET BOULEVARD COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/29/2014
 Sale Price 275,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11885P213
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	216,000	181,483 100%		181,483
Total Acres 0.59				Land Total	181,483

Dwelling Description

Replacement Cost New

Conventional	Exterior	Dwelling Units	Foundation	Fin. Basement Area	Heating	Rooms	Bedrooms	Baths	Attic	FirePlaces	Insulation	Unfin. Living Area
Two Story	CLAPBOARD	1 OTHER Units-0	Concrete	None	100% Hot Water BB	4	2	1	None	0	Heavy	NONE
640 Sqft	Masonry Trim	Roof Cover	Basement	Basement Gar	Cooling	HEARTH	Add Fixtures	Half Baths	Dry Full Bmt	None	0	0
Grade C 110	None	Asphalt Shingles	Basement	Basement	0% None	ONE HEARTH	0	1	Base	Trim	Roof	0
98,866	0	0	0	0	3,469	924	0	1,848	0	0	986	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	106,093
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	92%	100%	100%	97,606	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1990	192	C 110	13,010	Avq.	92%	100%	100%	11,969
ONE STORY FRAME	1990	182	C 110	10,370	Avq.	92%	100%	100%	9,540
Encl Frame Porch	1990	112	C 110	3,604	Avq.	92%	100%	100%	3,316
Frame Garage	1990	576	C 100	8,064	Avq.	95%	100%	100%	7,661
Wood Deck	1990	320	C 110	2,957	Avq.	92%	100%	100%	2,720
1,654 SFLA	Outbuilding Total								35,206

Acpt Land 181,500 **Accepted Bldg** 132,800 **Total** 314,300

Valuation Report

Map/Lot: 043-010

Account: 577 Card: 1 of 1

Location: 40 SUNSET BOULEVARD COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/29/2006
Sale Price 325,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9084P348JT

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.37	Acres-Frontage 1	140,400	51,948	50%	Topography	25,974
Total Acres 1.37					Land Total	241,974

Dwelling Description

Replacement Cost New

Conventional	One Story	1,584 Sqft	Grade B 90	Base	134,662
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	100 Sqft, Grade D	Basement Gar	None	Fin Bsmt	1,120
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	3,871
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,419
Insulation	Heavy			Insulation	1,277
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	143,349
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	100%	100%	139,049	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2007	550	B 90	8,870	Avq.	97%	100%	100%	8,604
Open Frame Porch	2007	72	B 90	1,323	Avq.	97%	100%	100%	1,283
Open Frame Porch	2007	180	B 90	3,065	Avq.	97%	100%	100%	2,973
Wood Deck	2007	100	B 90	967	Avq.	97%	100%	100%	938
1,584 SFLA									13,798

Acpt Land 242,000 **Accepted Bldg** 152,800 **Total** 394,800

Valuation Report

Account: 1666 Card: 1 of 1

Location: 37 SUNSET BOULEVARD COVE

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/1999
 Sale Price 34,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7775P280

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	30,000.00	25,100	100%		25,100
Total Acres 0.70			Land Total			25,100

Dwelling Description

Replacement Cost New

Ranch	One Story	750 Sqft	Grade D 110	Base	57,658
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,465
Rooms	4	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	750	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1970	TYPICAL	TYPICAL	Good	Typical	45,230
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value(Rcnd)
						33,922

Acpt Land 25,100 **Accepted Bldg** 33,900 **Total** 59,000

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
Topography: Level
Utilities: Drilled WellSeptic System
Street: Private

Reference 1: B9337P245
Reference 2:
Tran/Land/Bldg: 1 1 11
X Coordinate: 0 Y Coordinate: 0
Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	30,000.00	27,982	100%		27,982
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 0.87			Land Total			29,982

Dwelling Description

Replacement Cost New

Conventional	One Story	710 Sqft	Grade C 100	Base	64,317
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete Slab	Basement	None	Basement	-7,455
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1980	TYPICAL	TYPICAL	Above Average	Typical	57,702
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcld)	
None	None	78%	95%	100%	42,757	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcld
TWO STORY FRAME	1960	360	C 100	27,972	Avq+	78%	95%	100%	20,727
Frame Shed	1975	80	C 100	560	Avq.	70%	100%	100%	392
Frame Shed	1970	144	D 100	806	Avq.	65%	100%	100%	524
Frame Shed	1970			---- SOUND VALUE ----				400	
Frame Shed	1960			---- SOUND VALUE ----				100	
1S AD/GAR.....	2004	900	C 110	73,458	Avq.	97%	95%	100%	67,691
Wood Deck	2004	66	B 100	710	Avq.	97%	100%	100%	689
Jacuzzi #	2005	1	C 100	3,500	Avq.	97%	100%	100%	3,395
2,330 SFLA				Outbuilding Total				93,918	

Acpt Land	30,000	Accepted Bldg	136,700	Total	166,700
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Valuation Report

Account: 1109 Card: 1 of 1

Location: 29 SUNSET BOULEVARD COVE

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Reference 1: B5038P224
 Reference 2: B11096P093
 Tran/Land/Bldg: 1 1 8
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): Land Schedule 6

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.25	Acres-Homesite (Fract)	30,000.00	15,000	100%		15,000	
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000	
Total Acres 0.25						Land Total	17,000

Dwelling Description				Replacement Cost New		
Other	Two Story	280 Sqft	Grade D 110	Base		48,270
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-3,622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-1,897
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	1			
Baths	1	Half Baths	0	Plumbing		739
Attic	None			Attic		0
FirePlaces	1			Fireplace		1,848
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1950	0	OLD TYPE	Old Type	Average	Typical	45,338	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		68%	100%	100%	30,830

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhang	1950	48	D 110	2,188	Avq.	68%	100%	100%	1,488
ONE STORY FRAME	1950	192	D 110	8,751	Avq.	68%	100%	100%	5,951
ONE STORY FRAME	1950	196	D 110	8,935	Avq.	68%	100%	100%	6,076
Frame Shed	1950			---- S O U N D V A L U E ----					100
Frame Shed	1950			---- S O U N D V A L U E ----					100
Wood Deck	1980	96	C 100	806	Avq.	80%	100%	100%	645
Open Frame Porch	1950	162	D 110	2,120	Avq.	68%	100%	100%	1,442
996 SFLA				Outbuilding Total					15,802

Acpt Land	17,000	Accepted Bldg	46,600	Total	63,600
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Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 10/20/2004
 Sale Price: 125,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B8176P208

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
0.48	Acres-Rear Land 1-10	2,000.00	960	100%		960
1.00	# -COMMON AREA	2,000.00	2,000	100%		2,000
Total Acres 1.48						Land Total 32,960

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	252 Sqft	Grade C 100	Base	48,780
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,520
Attic	Full Finished			Attic	7,028
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	1990	TYPICAL	TYPICAL	Average	Typical	54,624			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	74%	100%	100%	40,422				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1960	529	C 100	27,402	Avq.	74%	100%	100%	20,277
Wood Deck	1960	354	C 100	2,974	Avq.	74%	100%	100%	2,201
ONE STORY FRAME	1960	165	C 100	8,547	Avq.	74%	100%	100%	6,325
1.25 ST GARAGE..	1980	576	C 100	9,274	Avq.	85%	100%	100%	7,883
Encl Frame Porch	1960	42	C 100	1,316	Avq.	74%	100%	100%	974
Frame Shed	1960								100
1,135 SFLA						----- S O U N D V A L U E -----			100
						Outbuilding Total			37,760

Acpt Land 33,000 **Accepted Bldg** 78,200 **Total** 111,200

Oakland
 Name: BOURASSA, ANNE E.

Valuation Report

07/15/2016

Page 3881

Map/Lot: 043-015

Account: 37 Card: 1 of 1

Location: 7 SUNSET BOULEVARD COVE

Neighborhood 28 SMITHFIELD ROAD.

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B7124P238
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

Sale Data	
Sale Date	10/28/2002
Sale Price	31,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000	
3.00	Acres-Rear Land 1-10	2,000.00	6,000	100%		6,000	
Total Acres 4.00					Land Total	36,000	
Accpt Land		36,000	Accepted Bldg		0	Total	36,000

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4934P122
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 07/01/1995
 Sale Price 26,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	216,000	117,981 85%	Topoogrphy	100,284
Total Acres 0.16				Land Total	100,284

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	528 Sqft	Grade D 110	Base	63,873
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,830
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,269
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-1,138
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	1997	TYPICAL	TYPICAL	Average	Typical	53,484			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	34,765			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1995	164	C 100	1,378	Avq.	95%	100%	100%	1,309
ONE STORY FRAME	1996	64	C 100	3,315	Avq.	95%	100%	100%	3,149
Frame Shed	2009	100	B 100	896	Avq.	97%	100%	100%	869
988 SFLA						Outbuilding Total			5,327
Acpt Land		100,300	Accepted Bldg		40,100	Total			140,400

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data	
Sale Date	12/19/2014
Sale Price	168,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11877P28

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	216,000	124,866 85%	Topoogrphy	106,136
Total Acres 0.19				Land Total	106,136

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	812 Sqft	Grade C 100	Base	85,634
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,394
Rooms	7	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	1998	TYPICAL	TYPICAL	Above Average	Typical	68,144	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		78%	100%	100%	53,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Wood Deck	1985	100	C 100	840	Avq+	78%	100%	100%	655
Wood Deck	1985	116	C 100	974	Avq+	78%	100%	100%	760
Wood Deck	1985	72	C 100	605	Avq+	78%	100%	100%	472
Wood Deck	1965	320	C 100	2,688	Avq+	78%	100%	100%	2,097
1,218 SFLA									
Outbuilding Total									3,984

Acpt Land	106,100	Accepted Bldg	57,100	Total	163,200
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Oakland
 Name: ANDREWS, CHARLES E.

Valuation Report

07/15/2016

Page 3884

Map/Lot: 043-018

Account: 217 Card: 1 of 1

Location: 205 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3623P64
 Reference 2 B8993P274
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.16	Acres-Homesite (Fract)	216,000	117,981	85%	Topoqrphry	100,284	
Total Acres 0.16						Land Total	100,284

Dwelling Description

Replacement Cost New

Conventional	One Story	595 Sqft	Grade D 110	Base	49,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,697
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	1999	TYPICAL	TYPICAL	Good	Typical	41,558
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				75%	100%	100%
						31,168

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1999	340	C 100	2,856	Good	75%	100%	100%	2,142
Encl Frame Porch	1945	16	D 110	518	Good	75%	100%	100%	388
Frame Shed	1998	200	C 100	1,400	Avq.	96%	100%	100%	1,344
ONE STORY FRAME	1996	273	D 110	12,445	Avq.	95%	100%	100%	11,823
868 SFLA						Outbuilding Total			15,697

Acpt Land 100,300 **Accepted Bldg** 46,900 **Total** 147,200

Oakland
 Name: GUIITE, JEFFREY R.

Valuation Report

07/15/2016

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Map/Lot: 043-019

Account: 696 Card: 1 of 1

Location: 116 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/1996
 Sale Price 100,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5151P351
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	216,000	176,256	125%	Size/Shape	220,320
Total Acres 0.54						220,320

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	304 Sqft	Grade D 110	Base	51,560
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,933
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-655
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	OLD TYPE	Old Type	Above Average	Typical	48,820
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						34,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	300	D 110	13,675	Avq+	70%	100%	100%	9,572
Encl Frame Porch	1910	176	D 110	4,460	Avq+	70%	100%	100%	3,122
Open Frame Porch	1910	21	D 110	382	Avq+	70%	100%	100%	267
Frame Shed	1950	190	D 100	1,064	Avq.	50%	100%	100%	532
Wood Deck	2000	120	C 100	1,008	Avq.	97%	100%	100%	978
Frame Shed	2000	36	C 100	252	Avq.	97%	100%	100%	244
832 SFLA									
Outbuilding Total									14,715

Acpt Land	220,300	Accepted Bldg	48,900	Total	269,200
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Oakland
 Name: GUIITE, JEFFREY R.

Valuation Report

07/15/2016

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Map/Lot:

043-019-A

Account: 2238 Card: 1 of 1

Location:

114 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/1996
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5151P351

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	288 Sqft	Grade D 110	Base	50,225
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-621
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	OLD TYPE	GOOD	Average	Typical	45,878
Functional Obsolescence	Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None		65%	100%	100%	29,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
ONE STORY FRAME	1910	217	D 110	9,891	Ava.	65%	100%	100%	6,429
ONE STORY FRAME	1910	105	D 110	4,787	Ava.	65%	100%	100%	3,112
Open Frame Porch	1910	21	D 110	382	Ava.	65%	100%	100%	248
Open Frame Porch	1910	15	D 110	308	Ava.	65%	100%	100%	200
Encl Frame Porch	1910	215	D 110	5,421	Ava.	65%	100%	100%	3,524
Frame Shed	1950	180	D 110	1,109	Ava.	68%	100%	100%	754
826 SFLA						Outbuilding Total			14,267

Acpt Land

0 Accepted Bldg

44,100 Total

44,100

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 04/18/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8397P0 53

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
1.08	Acres-Frontage 1	140,400	151,632	81%	Excess Frt	122,822
0.07	Acres-Wasteland	180.00	13	100%		13
Total Acres 2.15			Land Total			338,835

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	640 Sqft	Grade C 110	Base	85,942
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-6,899
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-6,468
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	74,885
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
Incomplete		None		85%	90% 100%	57,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1994	96	C 110	5,470	Avq.	85%	90%	100%	4,184
ONE STORY FRAME	1978	112	C 110	6,381	Avq.	85%	90%	100%	4,882
Encl Frame Porch	1978	32	C 110	1,140	Avq.	85%	90%	100%	872
Wood Deck	1978	256	C 110	2,366	Avq.	85%	100%	100%	2,011
ONE STORY FRAME	2013	192	C 100	9,946	Avq.	97%	100%	100%	9,648
Wood Deck	1978	52	C 100	437	Avq.	80%	100%	100%	350
Wood Deck	2009	80	B 100	860	Avq.	97%	100%	100%	834
Wood Deck	2009	50	B 100	538	Avq.	97%	100%	100%	522
Frame Shed	2013	32	C 100	224	Avq.	97%	100%	100%	217
1,520 SFLA									
Outbuilding Total									23,520

Acpt Land 338,800 **Accepted Bldg** 80,800 **Total** 419,600

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4713P200
 Reference 2 B12005P122
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.91	Acres-Homesite (Fract)	216,000	209,381	125%	View/Envir	261,726	
Total Acres 0.91						Land Total	261,726

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	896 Sqft	Grade C 110	Base	101,227
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry None	Basement	-9,659
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	-4,140
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	TYPICAL	TYPICAL	Average	Typical	90,200	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		83%	99%	100%	74,117

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	440	C 110	25,071	Avq.	83%	99%	100%	20,601
Open Frame Porch	1975	28	C 110	585	Avq.	83%	100%	100%	486
Wood Deck	1975	520	C 110	4,805	Avq.	83%	100%	100%	3,988
Wood Deck	1975	48	C 110	444	Avq.	83%	100%	100%	369
Frame Shed	1983	192	C 100	1,344	Avq.	80%	100%	100%	1,075
Frame Shed	1983			----- S O U N D V A L U E -----					300
1,784 SFLA				Outbuilding Total					26,819

Acpt Land	261,700	Accepted Bldg	100,900	Total	362,600
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Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 08/11/2006
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B9025P259

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	216,000	211,634	125%	View/Envir	264,543
Total Acres 0.94						264,543

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	378 Sqft	Grade D 110	Base	52,489
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,890
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,058
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-816
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	OLD TYPE	Old Type	Average	Typical	43,725
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		70%	100%	100%
						Value(Rcnld)
						30,607

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1952	340	D 110	15,498	Avq.	70%	100%	100%	10,849
ONE STORY FRAME	1952	72	D 110	3,282	Avq.	70%	100%	100%	2,297
Wood Deck	1952	288	D 110	2,128	Avq.	70%	100%	100%	1,490
ONE STORY FRAME	1952	72	D 100	2,983	Avq.	65%	100%	100%	1,939
Encl Frame Porch	1952	48	D 100	1,187	Avq.	65%	100%	100%	772
Frame Shed	1963	216	D 100	1,210	Avq.	60%	100%	100%	726
Frame Shed	1963	196	D 100	1,098	Avq.	60%	100%	100%	659
Frame Shed	1963	120	D 100	672	Avq.	60%	100%	100%	403
Open Frame Porch	1952	24	D 110	419	Avq.	70%	100%	100%	293
1,146 SFLA									
Outbuilding Total									19,428

Acpt Land 264,500 **Accepted Bldg** 50,000 **Total** 314,500

Oakland
 Name: KNIGHT, ELIZABETH H.

Valuation Report

07/15/2016

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Map/Lot: 043-023

Account: 1129 Card: 1 of 1

Location: 145 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2309P183
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	216,000	213,110	100%		213,110
0.04	Acres-Wasteland	180.00	7	100%		7
Total Acres 1.00			Land Total			213,117

Dwelling Description

Replacement Cost New

Other	One Story	240 Sqft	Grade C 100	Base	34,104
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-3,528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,260
Rooms	2	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	0	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	240	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	None	GOOD	Average	Typical	30,996	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		97%	90%	100%	27,060

Acpt Land 213,100 **Accepted Bldg** 27,100 **Total** 240,200

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5969P160
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 03/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.85	Acres-Frontage 1	140,400	119,340	80%	Size/Shape	95,472
1.75	Acres-Rear Land 1-10	3,600.00	6,300	100%		6,300
Total Acres 3.60			Land Total			317,772

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	542 Sqft	Grade D 110	Base	60,297
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,011
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,756
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,002
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	GOOD	Average	Typical	48,528			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	31,543			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	225	D 110	10,256	Avq.	65%	100%	100%	6,666
Open Frame Porch	1940	254	D 110	3,252	Avq.	65%	100%	100%	2,114
Encl Frame Porch	1940	258	D 110	6,481	Avq.	65%	100%	100%	4,213
Finished Attic	1940	72	D 110	1,109	Avq.	65%	100%	100%	721
Frame Shed	1940	192	D 110	1,183	Avq.	65%	100%	100%	769
Frame Shed	1940	200	D 110	1,232	Avq.	65%	100%	100%	801
Frame Shed	1940			----- S O U N D V A L U E -----					100
1,074 SFLA				Outbuilding Total					15,384

Acpt Land 317,800 **Accepted Bldg** 46,900 **Total** 364,700

Oakland
 Name: BROWN, CONSTANCE S.

Valuation Report

07/15/2016

Page 3892

Map/Lot: 043-024

Account: 2425 Card: 2 of 2

Location: 115 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 03/01/1999
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5969P160

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	384 Sqft	Grade C 100	Base	42,974
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-2,016
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	8,876
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	384	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	44,189
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	100%	100%	42,863	

Acpt Land 0 **Accepted Bldg** 42,900 **Total** 42,900

Oakland
Name: BROWN, CONSTANCE S.

Valuation Report

07/15/2016

Page 3893

Map/Lot:

043-024

Account: 2425

Location:

115 HERON COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	317,800	46,900	364,700	317,800	46,900	364,700
2	0	42,900	42,900	0	42,900	42,900
TOTAL	317,800	89,800	407,600	317,800	89,800	407,600

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7758P316

Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 12/04/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	90%	Vacancy	114,297
Total Acres 0.20					Land Total	114,297

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	480 Sqft	Grade D 100	Base	50,844
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,024
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	720	Insulation	-806
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	Obsolete	Above Average	Typical	40,966
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
STYLE.....		None		83%	69%	100%
						Value(Rcnd)
						23,461

Acpt Land 114,300 **Accepted Bldg** 23,500 **Total** 137,800

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8037P013
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 07/15/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836 100%		171,836
Total Acres 0.50				Land Total	171,836

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	308 Sqft	Grade D 110	Base	48,188
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,984
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,134
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-569
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	Old Type	Average	Typical	41,501			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	26,976			
Outbuildings/ Additions/ Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
ONE STORY FRAME	1940	219	D 110	9,982	Avq.	65%	100%	100%	6,488
ONE STORY FRAME	1940	144	D 110	6,563	Avq.	65%	100%	100%	4,266
ONE STORY FRAME	1940	192	D 110	8,751	Avq.	65%	100%	100%	5,688
Finished Attic	1940	192	D 110	2,957	Avq.	65%	100%	100%	1,922
Encl Frame Porch	1940	316	D 110	7,910	Avq.	65%	100%	100%	5,142
Open Frame Porch	1940	48	D 110	714	Avq.	65%	100%	100%	464
1,113 SFLA						Outbuilding Total		23,970	
Acpt Land		171,800	Accepted Bldg		50,900	Total		222,700	

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/15/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1116P466

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One & 3/4 Story	300 Sqft	Grade D 110	Base	46,570
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,425
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-739
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-647
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	Obsolete	Obsolete	Average	Typical	38,878			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		65%	95%	100%	24,007		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1940	42	D 110	1,914	Ava.	65%	95%	100%	1,182
ONE STORY FRAME	1940	143	D 110	6,518	Ava.	65%	95%	100%	4,025
710 SFLA						Outbuilding Total			5,207
Acpt Land		0		Accepted Bldg		29,200	Total		29,200

Oakland

Valuation Report

07/15/2016

Name: HINDS, WILLIAM C., TRUSTEE, JAMES W. &

Page 3897

Map/Lot:

043-026

Account: 159

Location:

68 HERON COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	171,800	50,900	222,700	171,800	50,900	222,700
2	0	29,200	29,200	0	29,200	29,200
TOTAL	171,800	80,100	251,900	171,800	80,100	251,900

Oakland
 Name: KOONS, JOHN D.

Valuation Report

07/15/2016

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Map/Lot: 043-027

Account: 1141 Card: 1 of 1

Location: 70 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2644P332
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	216,000	129,058 100%		129,058
Total Acres 0.21				Land Total	129,058

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	584 Sqft	Grade D 110	Base	68,123
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,555
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-3,463
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,259
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1940	0	OLD TYPE	Old Type	Average	Typical	55,846			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		65%	100% 100%	36,300			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1940	40	D 110	616	Avq.	65%	100%	100%	400
Encl Frame Porch	1940	160	D 110	4,066	Avq.	65%	100%	100%	2,643
ONE STORY FRAME	1940	80	D 110	3,647	Avq.	65%	100%	100%	2,371
Open Frame Porch	1940	80	D 110	1,109	Avq.	65%	100%	100%	721
Wood Deck	1940	115	D 110	850	Avq.	65%	100%	100%	553
Wood Deck	1995	144	C 100	1,210	Avq.	95%	100%	100%	1,150
1,102 SFLA									
						Outbuilding Total			7,838
Acpt Land		129,100		Accepted Bldg		44,100		Total	173,200

Oakland
Name: LANTIS, ALAN

Valuation Report

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Map/Lot: 043-028

Account: 2428 Card: 1 of 2

Location: 72 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B5649P186
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
0.12	Acres-Rear Land 1-10	3,600.00	432	100%		432
Total Acres 0.87			Land Total			196,869

Dwelling Description

Replacement Cost New

Other	One Story	660 Sqft	Grade D 110	Base	58,057
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,049
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-813
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	46,396
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	65%	100%	100%	30,157	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	306	D 110	7,664	Avq.	65%	100%	100%	4,982
Wood Deck	1986	336	C 100	2,822	Avq.	85%	100%	100%	2,399
Frame Shed	2007	80	B 100	717	Avq.	97%	100%	100%	695
660 SFLA						Outbuilding Total			8,076

Acpt Land 196,900 **Accepted Bldg** 38,200 **Total** 235,100

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B5649P186
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	480 Sqft	Grade C 100	Base	69,910
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,780
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,008
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout			Total	
2014	0	GOOD	GOOD	Average	Typical			58,066	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
None		None		97%	100%	100%		56,324	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2014	120	C 100	1,820	Ava.	97%	100%	100%	1,765
ONE STORY FRAME	2014	120	C 100	6,216	Ava.	97%	50%	100%	3,015
840 SFLA						Outbuilding Total			4,780
Acpt Land		0		Accepted Bldg		61,100	Total		61,100

Oakland
Name: LANTIS, ALAN

Valuation Report

07/15/2016

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Map/Lot:

043-028

Account: 2428

Location:

71 HERON COVE

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	196,900	38,200	235,100	196,900	38,200	235,100
2	0	61,100	61,100	0	61,100	61,100
TOTAL	196,900	99,300	296,200	196,900	99,300	296,200

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/18/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B2830P292
 Reference 2 B11784P44
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	216,000	174,074	100%		174,074
0.33	Acres-Rear Land 1-10	3,600.00	1,188	100%		1,188
Total Acres 0.85					Land Total	175,262

Dwelling Description

Replacement Cost New

Other	One Story	576 Sqft	Grade D 110	Base	53,048
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,661
Rooms	4	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	42,965
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 100%	27,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	135	D 110	3,450	Avq.	65%	100%	100%	2,243
Wood Deck	1985	120	C 100	1,008	Avq.	85%	100%	100%	857
Wood Deck	2009	80	B 100	860	Avq.	97%	100%	100%	834
576 SFLA						Outbuilding Total			3,934

Acpt Land 175,300 **Accepted Bldg** 31,900 **Total** 207,200

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B5720P030
 Reference 2 B11922P96
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	08/01/1998
Sale Price	65,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958
0.29	Acres-Rear Land 1-10	3,600.00	1,044	100%		1,044
Total Acres 0.67						Land Total 158,002

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	624 Sqft	Grade C 110	Base	90,727
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,090
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	2000	TYPICAL	TYPICAL	Good	Typical	85,719
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence				Phys. %	Func. %	Econ. %
None				90%	100%	100%
						77,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	2000	60	C 110	1,078	Avq.	97%	100%	100%	1,046
ONE STORY FRAME	2000	404	C 110	23,020	Avq.	97%	100%	100%	22,329
Wood Deck	2000	128	C 110	1,183	Avq.	97%	100%	100%	1,148
Frame Shed	1965	240	D 100	1,344	Avq.	65%	100%	100%	874
1,496 SFLA									
Outbuilding Total									25,397

Acpt Land	158,000	Accepted Bldg	102,500	Total	260,500
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Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Rolling
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 09/16/2011
Sale Price 161,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10835P125
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	216,000	192.015 100%		192,015
0.57	Acres-Rear Land 1-10	3,600.00	2.052 100%		2,052
Total Acres 1.27			Land Total		194,067

Dwelling Description

Replacement Cost New

Other	One Story	720 Sqft	Grade D 110	Base	56,031
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	-7,096
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,326
Rooms	5	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,975
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Good	Typical	53,284
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		75%	100% 100%	39,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1940	300	D 110	7,515	Good	75%	100%	100%	5,636
Wood Deck	1986	408	C 100	3,427	Avq.	89%	100%	100%	3,050
Wood Deck	1986	176	C 100	1,478	Avq.	89%	100%	100%	1,315
Frame Shed	2012	170	B 100	1,523	Avq.	97%	100%	100%	1,477
Wood Deck	2012	400	B 100	4,301	Avq.	97%	100%	100%	4,172
Wood Deck	2012	32	B 100	344	Avq.	97%	100%	100%	334
720 SFLA									
Outbuilding Total									15,984

Acpt Land	194,100	Accepted Bldg	55,900	Total	250,000
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Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B4412P247
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.52	Acres-Rear Land 1-10	3,600.00	1,872	100%		1,872
Total Acres 1.52			Land Total			217,872

Dwelling Description

Replacement Cost New

Other	One Story	1,966 Sqft	Grade C 110	Base	154,468
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	5,329
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,310
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Average	Typical	163,955
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		84%	98% 100%	134,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1984	368	C 100	3,091	Avq.	90%	100%	100%	2,782
Wood Deck	1992	438	C 100	3,679	Avq.	95%	100%	100%	3,495
Frame Shed	1960	320	D 100	1,792	Avq.	60%	100%	100%	1,075
1,966 SFLA						Outbuilding Total			7,352

Acpt Land	217,900	Accepted Bldg	142,300	Total	360,200
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Oakland
 Name: GRUENER, TERRY ANN

Valuation Report

07/15/2016

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Map/Lot:

043-032

Account: 189 Card: 2 of 2

Location:

86 HERON COVE

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4412P247

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	576 Sqft	Grade D 110	Base	53,048
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,661
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	576	Insulation	-710
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1940	0	OLD TYPE	Old Type	Average	Typical	42,226	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		65%	100%	100%	27,447
Acpt Land			0	Accepted Bldg		27,400	Total
						27,400	

Oakland
Name: GRUENER, TERRY ANN

Valuation Report

07/15/2016
Page 3907
043-032
86 HERON COVE

Account: 189
Map/Lot:
Location:

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	217,900	142,300	360,200	217,900	142,300	360,200
2	0	27,400	27,400	0	27,400	27,400
TOTAL	217,900	169,700	387,600	217,900	169,700	387,600

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/23/2003
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7664P212
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.02	Acres-Rear Land 1-10	3,600.00	72	100%		72
Total Acres 0.52			Land Total			171,908

Dwelling Description

Replacement Cost New

Other	One Story	765 Sqft	Grade D 100	Base	58,471
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,996
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,213
Rooms	5	HEARTHES	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,680
Insulation	None			Insulation	-857
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	47,085
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	65%	100%	100%	30,605	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1940	32	D 100	470	Avq.	65%	100%	100%	306
Encl Frame Porch	1940	390	D 100	8,848	Avq.	65%	100%	100%	5,751
Wood Deck	1987	72	C 100	605	Avq.	85%	100%	100%	514
Frame Shed	1962	180	D 100	1,008	Avq.	65%	100%	100%	655
765 SFLA						Outbuilding Total			7,226

Acpt Land 171,900 **Accepted Bldg** 37,800 **Total** 209,700

Account: 1056 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 05/24/2005
 Sale Price 10,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Split/Assemblage

Reference 1 B8527P181
 Reference 2 COMMON LOT
 Tran/Land/Bldg 1 5 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.36	Acres-Homesite (Fract)	216,000	154,182	30%	Restrictio	46,255	
Total Acres 0.36						Land Total	46,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Wood Deck	2007	112	C 100	941	Avq.	97%	100%	100%		913
Outbuilding Total										913

Acpt Land 46,300 **Accepted Bldg** 900 **Total** 47,200

Oakland
 Name: KARTER, HERBERT G.

Valuation Report

07/15/2016

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Map/Lot:

044-001-01

Account: 4343 Card: 1 of 1

Location:

BRICKETT POINT

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/16/2006
 Sale Price 35,000
 Sale Type Land Only
 Financing Conventional
 Verified Buyer
 Validity Other Non Valid

Reference 1 B3282P283
 Reference 2 B8946P055
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.56	Acres-Homesite (Fract)	216,000	178,384	30%	Restrictio	53,515	
Total Acres 0.56				Land Total		53,515	
Acpt Land		53,500	Accepted Bldg		0	Total	
						53,500	

Oakland
 Name: KARTER, HERBERT G.

Valuation Report

07/15/2016

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Map/Lot: 044-002

Account: 1052 Card: 1 of 1

Location: 36 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1575P596

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 25 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.22	Acres-Rear Land 1-10	3,600.00	792	100%		792
Total Acres 0.72			Land Total			172,628

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	88,028
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,392
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,602
Rooms	4	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	739
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	1990	GOOD	GOOD	Average	Typical	102,457
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		78%	100% 100%	79,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1967	104	C 110	5,926	Avq.	78%	100%	100%	4,622
Wood Deck	1990	224	C 100	1,882	Avq.	97%	100%	100%	1,826
Frame Garage	1990	720	C 110	11,088	Avq.	78%	100%	100%	8,649
Frame Shed	1980	132	D 100	739	Avq.	70%	100%	100%	517
1,064 SFLA									15,614

Acpt Land 172,600 **Accepted Bldg** 95,500 **Total** 268,100

Valuation Report

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 03/01/2001
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B6445P232
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	216,000	134,873	100%		134,873
0.05	Acres-Rear Land 1-10	3,600.00	180	100%		180
Total Acres 0.29			Land Total			135,053

Dwelling Description

Replacement Cost New

Log	One & 3/4 Story	720 Sqft	Grade B 110	Base	125,510
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	360 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,096
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,371
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,183
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,242
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	142,950			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	138,661			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2005	96	B 110	8,327	Avq.	97%	100%	100%	8,077
Open Frame Porch	2005	240	B 110	4,928	Avq.	97%	100%	100%	4,780
Patio	2005	192	B 100	689	Avq.	97%	100%	100%	668
Wood Deck	2005	50	B 110	591	Avq.	97%	100%	100%	573
Frame Shed	2009	80	B 100	717	Avq.	97%	100%	100%	695
1,356 SFLA									
						Outbuilding Total			14,793
Acpt Land		135,100		Accepted Bldg		153,500		Total	288,600

Valuation Report

Account: 202 Card: 1 of 1

Location: 46 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B10127P299
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 17 39 0 Land Schedule 5

Sale Data
Sale Date 06/25/2009
Sale Price 295,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	100%		171,836
0.70	Acres-Rear Land 1-10	3,600.00	2,520	100%		2,520
Total Acres 1.20			Land Total			174,356

Dwelling Description

Replacement Cost New

Conventional	Two Story	528 Sqft	Grade B 100	Base	99,542
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,096
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,584
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,331
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Heavy			Insulation	946
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	106,221
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		81%	100% 100%	86,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
1.50 ST GARAGE..	1975	572	C 100	10,410	Avq.	90%	100%	100%	9,369
Wood Deck	1975	100	C 100	840	Avq-	80%	100%	100%	672
Wood Deck	1988	324	B 100	3,483	Avq.	90%	100%	100%	3,135
Wood Deck	1988	32	B 100	344	Avq.	90%	100%	100%	310
Frame Shed	1975	44	C 100	308	Avq.	83%	100%	100%	256
1S AD/GAR.....	1971	504	B 100	47,867	Avq.	81%	100%	100%	38,772
1,560 SFLA									52,514
Outbuilding Total									52,514

Acpt Land 174,400 **Accepted Bldg** 138,600 **Total** 313,000

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Steep
 Utilities DugWell/LakeSeptic System
 Street No Street

Reference 1 B3855P322
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	216,000	110,168	100%		110,168
Total Acres 0.13						110,168

Dwelling Description				Replacement Cost New		
Other	One Story	144 Sqft	Grade E 100	Base		14,095
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-1,058
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-378
Rooms	1	HEARTH	ONE HEARTH			
Bedrooms	0	Add Fixtures	0			
Baths	0	Half Baths	0	Plumbing		-1,260
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-101
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	Obsolete	Obsolete	Below Average	Inadeq.	11,298			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
SMALL SIZE.....		None		76%	45%	100%			
						3,864			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	1968	48	E 100	202	Avq-	76%	45%	100%	69
Wood Deck	1968	120	D 100	806	Avq.	50%	100%	100%	403
144 SFLA						Outbuilding Total			472
Acpt Land		110,200	Accepted Bldg		4,300	Total			114,500

Oakland
 Name: MARKS, WINSTON A.

Valuation Report

07/15/2016

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Map/Lot: 044-008

Account: 1441 Card: 1 of 1

Location: 479 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Steep
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2034P315
 Reference 2 B5883P199
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	216,000	141,911	100%		141,911
Total Acres 0.28			Land Total			141,911

		Dwelling Description		Replacement Cost New	
Cape Cod	One Story	408 Sqft	Grade D 110	Base	39,118
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-739
Attic	Full Finished			Attic	8,107
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

		Dwelling Condition			Layout		Total
Built	Renovated	Kitchens	Baths	Condition	Typical		41,947
1972	0	TYPICAL	TYPICAL	Good			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		87%	100%	100%	36,494

		Outbuildings/Additions/Improvements			Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2002	184	C 100	1,546	Avq.	97%	100%	100%	1,500
Wood Deck	2002	44	C 100	370	Avq.	97%	100%	100%	359
408 SFLA						Outbuilding Total			1,859

Acpt Land	141,900	Accepted Bldg	38,400	Total	180,300
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Valuation Report

Account: 118 Card: 1 of 1

Location: 475 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Steep
Utilities NoWater/NoSewer
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B6639P145
Reference 2

Sale Data
Sale Date 09/01/2001
Sale Price 18,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	216,000	141,911	100%		0
0.28	Acres-Homesite (Fract)	3,600.00	2,520	50%	Restrictio	70,956
Total Acres 0.28			Land Total			70,956

Dwelling Description

Replacement Cost New

Other	One Story	240 Sqft	Grade D 100	Base	25,919
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-2,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0%	Heat	-1,008
Rooms	1	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	240	Insulation	-269
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	None	None	Average	Inadeq.	20,476
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
SMALL SIZE.....		None		97%	38%	100%
						Value(Rcld)
						7,547

Acpt Land 71,000 **Accepted Bldg** 7,500 **Total** 78,500

Oakland
 Name: VALDEZ, RAMONA

Valuation Report

07/15/2016

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Map/Lot: 044-010

Account: 1406 Card: 1 of 1

Location: 471 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/2015
 Sale Price 150,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12003P67

Reference 2

Tran/Land/Bldg 2 5 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483	100%		138,483
Total Acres 0.26						138,483

Outbuildings/Additions/Improvements					Percent Good				Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
14 Mobile Home.	2007	14X56	A 100	30.003	Ava.	78%	100%	100%	23,432
Frame Shed	1960			----- S O U N D V A L U E -----					100
Wood Deck	1990	120	C 100	1.008	Ava.	92%	100%	100%	927
MH SLAB.....	2007	784	C 100	2.744	Ava.	97%	100%	100%	2,662
Wood Deck	1982	50	C 100	420	Ava.	87%	100%	100%	365
Wood Deck	2009	128	C 100	1.075	Ava.	97%	100%	100%	1,043
784 SFLA									28,529

Acpt Land	138,500	Accepted Bldg	28,500	Total	167,000
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Oakland
 Name: NORTHUP, LEE ANN

Valuation Report

07/15/2016

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Map/Lot: 044-011

Account: 1680 Card: 1 of 1

Location: 465 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4872P096

Reference 2

Tran/Land/Bldg 1 5 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	216,000	196,437	100%		196,437
1.35	Acres-Rear Land 1-10	3,600.00	4,860	100%		4,860
Total Acres 2.10					Land Total	201,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
8 Mobile Home..	1950	8X35	D 100	6,585	Avg+	60%	100%	100%	3,951
Encl Frame Porch	1990	252	D 100	5,757	Avg.	85%	100%	100%	4,893
Frame Shed	1992	48	C 100	336	Avg.	80%	100%	100%	269
MH GABLE ROOF...	1980	280	C 100	1,568	Avg.	86%	100%	100%	1,348
280 SFLA						Outbuilding Total			10,461

Acpt Land	201,300	Accepted Bldg	10,500	Total	211,800
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Oakland
 Name: BURNHAM, FRANCES

Valuation Report

07/15/2016

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Map/Lot: 044-012

Account: 2481 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B4019P222
 Reference 2 B10937P330 JT
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	12,000.00	12,000	100%		12,000
0.01	Acres-Rear Land 1-10	200.00	2	100%		2
Total Acres 1.01			Land Total			12,002

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1.75 ST GARAGE..	2010	896	A 100	28,098	Avq.	97%	100%	100%	27,255
Unfin Basement	2010	896	A 100	14,049	Avq.	97%	100%	100%	13,628
Wood Deck	2012	32	B 100	344	Avq.	97%	100%	100%	334
						Outbuilding Total			41,217
Accpt Land		12,000	Accepted Bldg		41,200	Total			53,200

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B2443P1
Reference 2 B10937P332 JT
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) 18 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.34	Acres-Homesite (Fract)	216,000	151,301	100%		151,301	
Total Acres 0.34						Land Total	151,301

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	480 Sqft	Grade B 100	Base	87,607
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	90,833
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						Value(Rcnld)
						85,383

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1993	528	B 100	41,632	Avq.	94%	100%	100%	39,134
ONE STORY FRAME	1993	20	B 100	1,326	Avq.	94%	100%	100%	1,246
Wood Deck	1993	520	B 100	5,592	Avq.	94%	100%	100%	5,256
Wood Deck	1993	20	B 100	216	Avq.	94%	100%	100%	203
Wood Deck	1993	20	B 100	216	Avq.	94%	100%	100%	203
Frame Shed	1960			----- S O U N D V A L U E -----					100
1,388 SFLA								Outbuilding Total	46,142

Acpt Land	151,300	Accepted Bldg	131,500	Total	282,800
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6042P078
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 08/01/1999
 Sale Price 60,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	216,000	171,836	80%	Topography	137,469
0.29	Acres-Rear Land 1-10	3,600.00	1,044	100%		1,044
Total Acres 0.79			Land Total			138,513

Dwelling Description

Replacement Cost New

Other	One Story	868 Sqft	Grade C 110	Base	80,068
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-14,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	2001	GOOD	GOOD	Good	Typical	66,956
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Value Rcnld
Frame Shed	2000	160	C 100	1,120	Avq.	1,086
Wood Deck	2002	144	C 100	1,210	Avq.	1,174
868 SFLA						2,260

Acpt Land 138,500 **Accepted Bldg** 65,200 **Total** 203,700

Oakland
 Name: ALONSO, CARLOS B.

Valuation Report

07/15/2016

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Map/Lot: 044-014

Account: 1752 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 11/06/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9139P065

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	12,000.00	7,884	80%	Vacancy	6,307
Total Acres 0.28				Land Total		6,307
Acpt Land		6,300	Accepted Bldg	0	Total	6,300

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 11/06/2006
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9139P065

Reference 2

Tran/Land/Bldg 1 1 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	12,000.00	6,416 100%		6,416
Total Acres 0.15				Land Total	6,416

Dwelling Description

Replacement Cost New

Other	One Story	372 Sqft	Grade D 110	Base	35,309
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-458
Fin. Basement Area	316 Sqft, Grade D	Basement Gar	None	Fin Bsmt	3,893
Heating	70% Electric	Cooling	0% None	Heat	-1,157
Rooms	3	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	1990	TYPICAL	TYPICAL	Average	Inadeq.	37,587			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	74%	95%	100%	26,424				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Wood Deck	1990	320	C 100	2,688	Avq.	90%	100%	100%	2,419
Frame Shed	1990	60	C 100	420	Avq.	75%	100%	100%	315
Wood Deck	2000	140	C 100	1,176	Avq.	97%	100%	100%	1,141
372 SFLA									
Outbuilding Total						3,875			

Acpt Land 6,400 **Accepted Bldg** 30,300 **Total** 36,700

Oakland
 Name: ALONSO, CARLOS B.

Valuation Report

07/15/2016

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Map/Lot: 044-016

Account: 614 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 11/06/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B9139P065

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	12,000.00	7,790	80%	Vacancy	6,232
Total Acres 0.27					Land Total	6,232
Acpt Land		6,200	Accepted Bldg		0	Total
						6,200

Oakland
 Name: KAGDIS, MICHAEL THEODORE

Valuation Report

07/15/2016

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Map/Lot: 044-017

Account: 1718 Card: 1 of 1

Location: 420 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3006P56

Reference 2

Tran/Land/Bldg 1 1 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	12,000.00	5,792	100%		5,792
Total Acres 0.11				Land Total		5,792
Acpt Land		5,800	Accepted Bldg		0	Total
						5,800

Oakland
Name: KAGDIS, ANN G.

Valuation Report

07/15/2016

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Map/Lot: 044-018

Account: 1514 Card: 1 of 1

Location: 422 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Reference 1 B3496P46
Reference 2
Tran/Land/Bldg 1 1 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.22	Acres-Homesite (Fract)	12,000.00	7,281 100%		7,281	
Total Acres 0.22			Land Total		7,281	

Dwelling Description				Replacement Cost New		
Other	One Story	375 Sqft	Grade D 100	Base	33,936	
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0	
					0	
Foundation	Piers	Basement	None	Basement	-4,410	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Forced Warm	Cooling	0% None	Heat	0	
Rooms	3	HEARTH	ONE HEARTH			
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing	0	
Attic	Full Finished			Attic	7,000	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition		Layout			Total
1972	0	TYPICAL	TYPICAL	Fair		Typical			36,526
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		Value(Rcnld)	
STYLE.....		None		73%	80%	100%		21,331	
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1959	90	D 100	605	Fair	73%	80%	100%	354
ONE STORY FRAME	1959	90	D 100	3,730	Fair	73%	80%	100%	2,178
Wood Deck	2000	256	C 100	2,150	Avq.	97%	100%	100%	2,086
465 SFLA									
						Outbuilding Total			4,618
Acpt Land			7,300	Accepted Bldg		25,900	Total		33,200

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 12/01/1998
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B5814P001

Reference 2

Tran/Land/Bldg 1 1 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	12,000.00	6,687	100%		6,687
Total Acres 0.17						6,687

Dwelling Description

Replacement Cost New

Ranch	One Story	672 Sqft	Grade D 100	Base	46,144
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,903
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-753
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1960	0	TYPICAL	Old Type	Fair	Typical	37,488			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		63%	100%	100%			
Value(Rcnld)						23,617			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	192	D 100	2,262	Fair	63%	100%	100%	1,425
672 SFLA						Outbuilding Total			1,425

Acpt Land 6,700 **Accepted Bldg** 25,000 **Total** 31,700

Valuation Report

Map/Lot: 044-020

Account: 1671 Card: 1 of 1

Location: 455 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 05/01/1996
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B2213P266

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992 100%		132,992
Total Acres 0.23				Land Total	132,992

Dwelling Description

Replacement Cost New

Other	One & 1/2 Story	456 Sqft	Grade D 100	Base	46,841
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,363
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-766
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1965	0	TYPICAL	TYPICAL	Average	Typical	40,712			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		77%	100% 100%	31,348			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1965	288	C 100	2,419	Avq.	65%	100%	100%	1,572
Open Frame Porch	2009	25	D 100	392	Avq-	96%	100%	100%	376
Frame Shed	2009	32	D 100	179	Avq.	97%	100%	100%	174
684 SFLA						Outbuilding Total			2,122

Acpt Land 133,000 **Accepted Bldg** 33,500 **Total** 166,500

Valuation Report

Account: 1215 Card: 1 of 1

Location: 453 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data	
Sale Date	10/01/1997
Sale Price	69,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B5465P116
 Reference 2 B9193P029
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	216,000	141,911	100%		141,911
Total Acres 0.28			Land Total			141,911

Dwelling Description				Replacement Cost New	
Other	Two Story	551 Sqft	Grade D 110	Base	66,790
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	59,662			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		94%	100%	100%	56,082		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	130	C 100	910	Avq.	86%	100%	100%	783
1,102 SFLA									783
Acpt Land				141,900	Accepted Bldg		56,900	Total	198,800

Valuation Report

Account: 2857 Card: 1 of 1

Location: 443 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Rolling
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 10/13/2011
Sale Price 127,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B10858P328
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	216,000	148,304 100%		148,304
Total Acres 0.32				Land Total	148,304

Dwelling Description

Replacement Cost New

Other	One Story	665 Sqft	Grade C 100	Base	60,284
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,400
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1995	0	TYPICAL	GOOD	Average	Typical	63,364			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	95%	100%	100%	60,196				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1980	170	C 100	1,428	Avq.	85%	100%	100%	1,214
Frame Shed	1987	64	C 100	448	Avq.	90%	100%	100%	403
Wood Deck	1990	144	C 100	1,210	Avq.	92%	100%	100%	1,113
665 SFLA						Outbuilding Total			2,730

Acpt Land	148,300	Accepted Bldg	62,900	Total	211,200
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Oakland
 Name: FORTIN, RICHARD A.

Valuation Report

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Map/Lot: 044-024

Account: 2951 Card: 1 of 1

Location: 441 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeCesspool
 Street Private

Sale Data
 Sale Date 10/01/1999
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6077P071

Reference 2

Tran/Land/Bldg 1 5 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	216,000	112,895	100%		112,895
Total Acres 0.14						112,895

Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Frame Shed	1999	64	C 100	448	Ava.	97%	100%	100%	435	
Outbuilding Total									435	

Acpt Land	112,900	Accepted Bldg	400	Total	113,300
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Account: 2446 Card: 1 of 1

Map/Lot: 044-025
 Location: 437 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 05/26/2010
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10447P333
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	216,000	143,564	100%		143,564
Total Acres 0.29						143,564

Dwelling Description

Replacement Cost New

Other	One Story	576 Sqft	Grade D 90	Base	43,403
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,355
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,177
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	OLD TYPE	Old Type	Below Average	Typical	36,871
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		82%	100%	100%
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Phy
Frame Shed	1977					
576 SFLA						
----- SOUND VALUE -----						500
Outbuilding Total						500

Acpt Land 143,600 **Accepted Bldg** 30,700 **Total** 174,300

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/01/1994
 Sale Price 29,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Renovations

Reference 1 B4774P333
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	216,000	140,218	100%		140,218
Total Acres 0.27						140,218

Dwelling Description

Replacement Cost New

Conventional	Two Story	640 Sqft	Grade D 110	Base	85,296
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,775
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,478
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1998	2013	GOOD	GOOD	Average	Typical	89,549			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		96%	80% 100%	68,774			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2001	240	C 100	2,016	Avg.	97%	100%	100%	1,956
2 STORY SHED....	2013	144	B 100	1,935	Avg.	97%	100%	100%	1,877
1,280 SFLA						Outbuilding Total			3,833
Acpt Land		140,200	Accepted Bldg		72,600	Total		212,800	

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Septic System
Street Private

Sale Data
Sale Date 02/01/1995
Sale Price 58,000
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

Reference 1 B4849P69

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	216,000	167,172 100%		167,172
Total Acres 0.46				Land Total	167,172

Dwelling Description

Replacement Cost New

Other	One Story	640 Sqft	Grade D 100	Base	51,695
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,688
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	2,845
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-717
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Above Average	Typical	44,281
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	100%	100%
						34,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2001	204	D 110	2,636	Avq.	97%	100%	100%	2,557
Open Frame Porch	2001	128	D 110	1,700	Avq.	97%	100%	100%	1,649
ONE STORY FRAME	2001	32	D 110	1,459	Avq.	97%	100%	100%	1,415
Frame Shed	1980	120	C 100	840	Avq.	75%	100%	100%	630
672 SFLA									6,251
Outbuilding Total								6,251	

Acpt Land

167,200

Accepted Bldg

40,300 **Total**

207,500

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/28/2006
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8991P173
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	216,000	136,702 100%		136,702
Total Acres 0.25				Land Total	136,702

Dwelling Description

Replacement Cost New

Other	One Story	620 Sqft	Grade C 100	Base	63,263
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,180
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1980	1980	TYPICAL	TYPICAL	Average	Typical	78,383				
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	86%	100%	100%	67,409					
Outbuildings/Additions/Improvements						Value Rcnld				
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ		
1 Story/BASEMENT	1980	168	C 100	10,349	Avq.	86%	100%	100%	8,900	
Open Frame Porch	1980	96	C 100	1,484	Avq.	86%	100%	100%	1,276	
Frame Shed	1980	64	C 100	448	Avq.	86%	100%	100%	385	
Frame Shed	1986	48	C 100	336	Avq.	80%	100%	100%	269	
Wood Deck	2014	144	B 100	1,548	Avq.	97%	100%	100%	1,502	
Carport/Canopy	2014	25	C 100	157	Avq.	97%	100%	100%	152	
788 SFLA										
Outbuilding Total								12,484		
Acpt Land		136,700		Accepted Bldg		79,900		Total		216,600

Valuation Report

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6687P181
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data	
Sale Date	10/01/2001
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	216,000	107,296 50%		53,648
Total Acres 0.12				Land Total	53,648

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 110	Base	43,021
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	6,745
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Very Good	Typical	43,557			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	93%	100%	100%	40,508				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	160	D 110	4,066	V.G.	93%	100%	100%	3,781
Frame Shed	1985	64	C 100	448	Avq.	85%	100%	100%	381
Wood Deck	2000	40	C 100	336	Avq.	97%	100%	100%	326
480 SFLA									
Outbuilding Total									4,488

Acpt Land	53,600	Accepted Bldg	45,000	Total	98,600
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B1597P260 B11827P156 JT
Reference 2 SEPTIC GRANT 8/21/97
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 25 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	216,000	160,943	100%		160,943
Total Acres 0.41						160,943

Dwelling Description

Replacement Cost New

Cape Cod	One Story	620 Sqft	Grade D 110	Base	50,611
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,020
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,528
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	44,119
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		85%	100%	100%
						37,501

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	128	C 100	1,075	Avq.	95%	100%	100%	1,021
ONE STORY FRAME	1997	320	C 100	16,576	Avq.	96%	100%	100%	15,913
Open Frame Porch	2000	128	C 100	1,932	Avq.	97%	100%	100%	1,874
Frame Shed	2000	32	C 100	224	Avq.	97%	100%	100%	217
Frame Shed	2000	96	C 100	672	Avq.	97%	100%	100%	652
940 SFLA									
Outbuilding Total									19,677

Acpt Land	160,900	Accepted Bldg	57,200	Total	218,100
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3743P167
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	216,000	148,304	100%		148,304
Total Acres 0.32						148,304

Dwelling Description				Replacement Cost New		
Other	One Story	828 Sqft	Grade D 110	Base		61,886
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof		0
						0
Foundation	Concrete	Basement	None	Basement		-7,651
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-3,825
Rooms	6	HEARTH	ONE HEARTH	HEARTH		739
Bedrooms	1	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Below Average	Typical	51,149
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
Incomplete		None		91%	50%	100%
						23,273

Outbuildings/ Additions/ Improvements				Percent Good					Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1924	195	D 100	9,610	Avq-	50%	100%	100%	4,805
Encl Frame Porch	1924	91	D 100	2,150	Avq-	50%	100%	100%	1,075
Frame Shed	1991	48	D 100	269	Avq.	60%	100%	100%	161
Wood Deck	1990	288	C 100	2,419	Avq.	92%	100%	100%	2,225
1,023 SFLA									8,266
Outbuilding Total									8,266

Acpt Land	148,300	Accepted Bldg	31,500	Total	179,800
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Oakland
 Name: BOURQUE, DAVID R.

Valuation Report

07/15/2016

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Map/Lot: 044-033

Account: 65 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... 99
 Reference 1 B5814P001
 Reference 2
 Tran/Land/Bldg 1 5 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 12/01/1998
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	216,000	117,981	50%	Vacancy	0
0.16	Acres-Homesite (Fract)	3,600.00	1,044	70%	Size/Shape	41,294
Total Acres 0.16					Land Total	41,294

Acpt Land 41,300 **Accepted Bldg** 0 **Total** 41,300

Valuation Report

Map/Lot: 044-035

Account: 712 Card: 1 of 1

Location: 297 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 12/01/1997
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5561P064
 Reference 2 B6228P305 & 306
 Tran/Land/Bldg 1 1 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	12,000.00	12,000	100%		12,000
0.27	Acres-Rear Land 1-10	200.00	54	100%		54
Total Acres 1.27			Land Total			12,054

Dwelling Description				Replacement Cost New		
Other	One Story	806 Sqft	Grade D 110	Base		60,693
Exterior	OTHER	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete Block	Basement	None	Basement		-7,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-2,731
Rooms	5	HEARTH	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	50,018
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		74%	100% 100%	37,013

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Open Frame Porch	1960	56	D 110	813	Avq.	74%	100%	100%	602
Open Frame Porch	1960	208	D 110	2,685	Avq.	74%	100%	100%	1,987
Frame Garage	1974	336	D 100	3,763	Avq.	80%	100%	100%	3,010
806 SFLA						Outbuilding Total			5,599

Acpt Land 12,100 **Accepted Bldg** 42,600 **Total** 54,700

Oakland
 Name: JENKINS, CAROLYN A. TRUSTEE

Valuation Report

07/15/2016

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Map/Lot:

044-035-1

Account: 714 Card: 1 of 1

Location:

BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 12/01/1997
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5561P064
 Reference 2 EXT#220
 Tran/Land/Bldg 1 1 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Homesite (Fract)	12,000.00	11,102	80%	Vacancy	8,882
Total Acres 0.79				Land Total		8,882
Acpt Land		8,900	Accepted Bldg		0	Total
						8,900

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Reference 1 B1856P198

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	216,000	136,702	100%		136,702
1.34	Acres-Rear Land 1-10	3,600.00	4,824	100%		4,824
Total Acres 1.59			Land Total			141,526

Dwelling Description

Replacement Cost New

Cape Cod	One Story	832 Sqft	Grade C 100	Base	70,571
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	Full Finished			Attic	15,148
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	582
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	79,245
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	94%	100%	100%	74,490	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	2001	64	C 100	3,315	Avq.	97%	100%	100%	3,216
Encl Frame Porch	2001	336	C 100	9,548	Avq.	97%	100%	100%	9,262
ONE STORY FRAME	2001	288	C 100	14,918	Avq.	97%	100%	100%	14,470
1,184 SFLA									
Outbuilding Total									26,948

Acpt Land	141,500	Accepted Bldg	101,400	Total	242,900
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Account: 2685 Card: 2 of 2

Map/Lot: 044-036
 Location: 286 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1856P198
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	One Story	720 Sqft	Grade D 100	Base	56,031
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,467
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-806
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition										
Built	Renovated	Kitchens	Baths	Condition	Layout	Total				
1970	0	TYPICAL	TYPICAL	Good	Typical	46,758				
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		86%	100%	100%	40,212			
Outbuildings/Additions/Improvements										
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Frame Shed	2009	96	C 100	672	Avg.	97%	100%	100%	652	
Frame Shed	2009	96	C 100	672	Avg.	97%	100%	100%	652	
2 STORY GARAGE	1998	624	C 100	13,104	Avg.	96%	100%	100%	12,580	
Wood Deck	2000	60	C 100	504	Avg.	97%	100%	100%	489	
720 SFLA						Outbuilding Total			14,373	
Acpt Land			0	Accepted Bldg			54,600	Total		54,600

Oakland
Name: CORNWALL, EDWARD L.

Valuation Report

07/15/2016

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Map/Lot: 044-036

Account: 2685

Location: 286 BRICKETT POINT ESTATES

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	141,500	101,400	242,900	141,500	101,400	242,900
2	0	54,600	54,600	0	54,600	54,600
TOTAL	141,500	156,000	297,500	141,500	156,000	297,500

Valuation Report

Account: 729 Card: 1 of 1

Location: 287 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 10/18/2002
 Sale Price 94,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7109P021

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	100%		126,997
Total Acres 0.20						126,997

Dwelling Description				Replacement Cost New	
Cape Cod	One Story	640 Sqft	Grade D 110	Base	51,695
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,279
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,957
Rooms	3	HEARTH	ONE HEARTH	HEARTH	739
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	10,965
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-394
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	1990	OLD TYPE	Old Type	Above Average	Typical	51,769			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
Value(Rcnld)						39,862			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1990	120	C 100	1,008	Avg.	90%	100%	100%	907
640 SFLA									907

Acpt Land	127,000	Accepted Bldg	40,800	Total	167,800
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Valuation Report

Map/Lot: 044-038

Account: 2575 Card: 1 of 1

Location: 283 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2000
 Sale Price 58,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6288P290

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	216,000	110,168	100%		110,168
Total Acres 0.13						110,168

Dwelling Description				Replacement Cost New		
Other	One Story	828 Sqft	Grade D 110	Base		58,792
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-10,711
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Not Heated	Cooling	0% None	Heat		-3,825
Rooms	5	HEARTHS	ONE HEARTH			
Bedrooms	3	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-1,020
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1963	0	TYPICAL	TYPICAL	Good	Typical	43,236			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	35,886		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2007	80	B 100	717	Avg.	97%	100%	100%	695
828 SFLA									695

Acpt Land 110,200 **Accepted Bldg** 36,600 **Total** 146,800

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 08/01/2000
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6288P290

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	400 Sqft	Grade D 90	Base	30,069
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,512
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-1,814
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-403
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			22,106
1948	0	Obsolete	Obsolete	Fair						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
COND/DES/UTIL...		None		53%	67%	100%	7,850			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Wood Deck	1974	176	C 100	1,478	Ava.	70%	100%	100%	1,035	
400 SFLA						Outbuilding Total			1,035	
Acpt Land			0	Accepted Bldg			8,900	Total		8,900

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 03/14/2002
Sale Price 140,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6851P204
Reference 2 EAST POND
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483	100%		138,483
Total Acres 0.26						138,483

Dwelling Description

Replacement Cost New

Ranch	One Story	900 Sqft	Grade C 100	Base	74,760
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,150
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,218
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	82,228
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	68,249

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Encl Frame Porch	1975	85	D 100	2,016	Avq.	83%	100%	100%	1,673
Frame Garage	1975	572	C 100	8,008	Avq.	75%	100%	100%	6,006
Wood Deck	1978	288	C 100	2,419	Avq.	75%	100%	100%	1,814
900 SFLA						Outbuilding Total			9,493

Acpt Land 138,500 **Accepted Bldg** 77,700 **Total** 216,200

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeCesspool
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3121P269
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	216,000	101.031 100%		101,031
Total Acres 0.10				Land Total	101,031

Dwelling Description

Replacement Cost New

Other	Two Story	384 Sqft	Grade D 110	Base	53,890
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,967
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,548
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-946
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
1956	1993	TYPICAL	TYPICAL	Good	Typical	44,429		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		80%	100%	100%		
Value(Rcnld)						35,543		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Encl Frame Porch	1990	112	C 100	3,276	Avg.	90%	100%	100%
Wood Deck	1990	16	C 100	134	Avg.	85%	100%	100%
768 SFLA						Outbuilding Total		
								3,062

Acpt Land

101,000

Accepted Bldg

38,600 **Total**

139,600

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 07/07/2014
Sale Price 235,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B11734P268
Reference 2 EAST POND
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483	100%		138,483
Total Acres 0.26						Land Total 138,483

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	704 Sqft	Grade C 100	Base	81,492
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	630 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,820
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	4,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	739
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1988	0	TYPICAL	TYPICAL	Good	Typical	96,091	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	89,365

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	254	C 100	2,134	Good	93%	100%	100%	1,985
Open Frame Porch	2007	216	C 110	3,480	Avq.	97%	100%	100%	3,376
Frame Garage	2015	616	B 100	11,039	Avq.	97%	80%	100%	8,566
Open Frame Porch	2015	21	C 100	434	Avq.	97%	100%	100%	421
1,056 SFLA									Outbuilding Total 14,348

Acpt Land 138,500 **Accepted Bldg** 103,700 **Total** 242,200

Valuation Report

Account: 3008 Card: 1 of 1

Location: 271 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/01/1997
 Sale Price 35,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5442P264
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	216,000	122,657	100%		122,657
Total Acres 0.18						122,657

Dwelling Description

Replacement Cost New

Other	One Story	600 Sqft	Grade C 100	Base	56,280
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,200
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	1998	TYPICAL	TYPICAL	Good	Typical	61,320
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						56,414
None						

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	Condition		Percent Good			Value Rcnld
				RCN	Cond	Phy	Func	Econ	
Patio	2004	140	C 100	392	Avq.	97%	100%	100%	380
Open Frame Porch	1998	140	C 100	2,100	Avq.	96%	100%	100%	2,016
ONE STORY FRAME	1998	180	C 100	9,324	Avq.	96%	100%	100%	8,951
Wood Deck	2007	304	B 100	3,269	Avq.	97%	100%	100%	3,171
780 SFLA									
Outbuilding Total									14,518

Acpt Land 122,700 **Accepted Bldg** 70,900 **Total** 193,600

Oakland
 Name: NOEL, BERNARD T.

Valuation Report

07/15/2016

Page 3952

Map/Lot: 044-043

Account: 1672 Card: 1 of 1

Location: 269 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3002P24
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	216,000	115,495 100%		115,495
Total Acres 0.15				Land Total	115,495

Dwelling Description

Replacement Cost New

Other	One Story	512 Sqft	Grade D 110	Base	42,518
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,623
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-631
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	0	TYPICAL	TYPICAL	Good	Typical	35,264
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		75%	100%	100%
						Value Rcnld
						26,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	24	C 100	476	Avq.	97%	100%	100%	462
TWO STORY FRAME	2002	236	C 100	18,337	Avq.	97%	100%	100%	17,787
Wood Deck	2002	96	C 100	806	Avq.	97%	100%	100%	782
Wood Deck	1942			----- S O U N D V A L U E -----					200
984 SFLA				Outbuilding Total					19,231

Acpt Land 115,500 **Accepted Bldg** 45,700 **Total** 161,200

Valuation Report

Map/Lot: 044-044

Account: 277 Card: 1 of 1

Location: 267 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Rolling
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 12/04/2014
Sale Price 195,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11867P26 JT
Reference 2
Tran/Land/Bldg 2 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	216,000	141,911 100%		141,911
0.22	Acres-Rear Land 1-10	3,600.00	792 100%		792
Total Acres 0.50			Land Total		142,703

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade B 100	Base	85,285
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	576 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,322
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	97,757
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	100% 100%	94,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	144	B 100	1,548	Avq.	97%	100%	100%	1,502
Open Frame Porch	2003	18	B 100	501	Avq.	97%	100%	100%	486
Frame Garage	2009	576	B 100	10,322	Avq.	97%	100%	100%	10,012
768 SFLA									12,000
Outbuilding Total									12,000

Acpt Land 142,700 **Accepted Bldg** 106,800 **Total** 249,500

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3883P162
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	216,000	117,981	100%		117,981
0.31	Acres-Rear Land 1-10	3,600.00	1,116	100%		1,116
Total Acres 0.47			Land Total			119,097

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	384 Sqft	Grade C 110	Base	66,181
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
2006	0	GOOD	GOOD	Average	Typical	59,972	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
None		None		97%	100%	100%	58,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd	
Frame Shed	1987	72	C 100	504	Avq.	90%	100%	100%	454	
Frame Shed	1960			----- S O U N D V A L U E -----					100	
Wood Deck	2010	140	B 100	1,505	Avq.	97%	100%	100%	1,460	
Frame Garage	2007			----- S O U N D V A L U E -----					500	
672 SFLA									Outbuilding Total	2,514

Acpt Land	119,100	Accepted Bldg	60,700	Total	179,800
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1833P66
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.37	Acres-Homesite (Fract)	216,000	155,582	100%		155,582	
Total Acres 0.37						Land Total	155,582

Dwelling Description

Replacement Cost New

Other	One Story	776 Sqft	Grade D 100	Base	51,012
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,126
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTHS	ONE HEARTH	HEARTHS	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-869
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1942	0	TYPICAL	TYPICAL	Below Average	Typical	41,689			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		60%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2010	220	C 100	1,848	Avg.	97%	100%	100%	1,793
776 SFLA						Outbuilding Total			1,793

Acpt Land 155,600 **Accepted Bldg** 26,800 **Total** 182,400

Valuation Report

Account: 1774 Card: 1 of 1

Location: 257 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/30/2008
 Sale Price 320,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9868P286

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	216,000	163,493	100%		163,493
Total Acres 0.43						163,493

Dwelling Description

Replacement Cost New

Ranch	One Story	1,584 Sqft	Grade C 110	Base	128,584
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1346 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,728
Heating	100% Hot Water BB	Cooling	100% None	Heat	4,293
Rooms	5	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	156,377
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		81%	100%	100%
						126,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	180	B 100	3,405	Avg.	97%	100%	100%	3,303
Wood Deck	1983	288	C 100	2,419	Avg.	90%	100%	100%	2,177
Frame Shed	1970	90	D 100	504	Avg.	70%	100%	100%	353
Frame Shed	1960			----- S O U N D V A L U E -----					100
Wood Deck	2005	192	B 100	2,065	Avg.	97%	100%	100%	2,003
1,584 SFLA									7,936
						Outbuilding Total			7,936

Acpt Land 163,500 **Accepted Bldg** 134,600 **Total** 298,100

Valuation Report

Account: 2697 Card: 1 of 1

Location: 253 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/01/1997
 Sale Price 95,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B5400P288
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	100%		126,997
Total Acres 0.20						126,997

Dwelling Description

Replacement Cost New

Ranch	One Story	720 Sqft	Grade C 100	Base	63,672
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	-1,008
Fin. Basement Area	749 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,486
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,774
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1970	0	TYPICAL	TYPICAL	Above Average	Typical	76,604			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		83%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	1970	161	C 100	9,918	Avq+	83%	100%	100%	8,232
Wood Deck	1999	242	C 100	2,033	Avq.	97%	100%	100%	1,972
881 SFLA						Outbuilding Total			10,204
Acpt Land		127,000		Accepted Bldg		73,800		Total	200,800

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private
LAND USE..... RES DEV.....
BUILDING USE.... RESIDENTIAL.....
Reference 1 B6057P080
Reference 2
Tran/Land/Bldg 1 5 11
X Coordinate 0 Y Coordinate 0
Exemption(s) 39 0 0 Land Schedule 5

Sale Data
Sale Date 09/01/1999
Sale Price 55,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997 100%		126,997
Total Acres 0.20				Land Total	126,997

Dwelling Description

Replacement Cost New

Conventional	Two Story	624 Sqft	Grade C 100	Base	86,638
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2000	TYPICAL	TYPICAL	Average	Typical	86,638
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		83%	100% 100%	71,910

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1975	120	C 100	7,392	Avq.	83%	100%	100%	6,135
Wood Deck	2005	230	B 100	2,472	Poor	94%	100%	100%	2,324
Wood Deck	1980	25	C 100	210	Avq.	85%	100%	100%	178
Frame Garage	1974	352	C 100	4,928	Avq.	82%	100%	100%	4,041
Wood Deck	2006	32	B 100	344	Avq.	97%	100%	100%	334
1,368 SFLA									
Outbuilding Total									13,012

Acpt Land 127,000 **Accepted Bldg** 84,900 **Total** 211,900

Account: 1213 Card: 1 of 1

Location: 249 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Reference 1 B6854P312
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	216,000	124,866	100%		124,865
Total Acres 0.19						Land Total 124,865

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 100	Base	43,021
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,016
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,075
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Good	Typical	35,897
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		77%	100%	100%
						Value Rcnld 27,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	160	C 100	8,288	Avq.	97%	100%	100%	8,039
Frame Shed	1973	15	D 100	84	Good	77%	100%	100%	65
Wood Deck	2008	255	C 100	2,142	Avq.	97%	100%	100%	2,078
Frame Shed	2008	64	B 100	574	Avq.	97%	100%	100%	557
640 SFLA									
Outbuilding Total									10,739

Acpt Land 124,900 **Accepted Bldg** 38,400 **Total** 163,300

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B5021P190
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	216,000	115,495	100%		115,495
Total Acres 0.15						Land Total 115,495

Dwelling Description

Replacement Cost New

Conventional	One Story	664 Sqft	Grade C 100	Base	60,222
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	664 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,296
Heating	100% Forced Warm	Cooling	100% None	Heat	0
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,796
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	83,154
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		95%	100%	100%
						Value(Rcnld)
						78,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2003	44	C 100	2,279	Avq.	97%	100%	100%	2,211
Open Frame Porch	2003	44	C 100	756	Avq.	97%	100%	100%	733
Open Frame Porch	2003	34	C 100	616	Avq.	97%	100%	100%	598
ONE STORY FRAME	2003	238	C 100	12,328	Avq.	97%	100%	100%	11,958
Wood Deck	2003	238	C 100	1,999	Avq.	97%	100%	100%	1,939
Open Frame Porch	1995	96	D 100	1,187	Avq-	93%	100%	100%	1,104
Wood Deck	1995	120	C 100	1,008	Avq.	95%	100%	100%	958
Frame Shed	2003	240	C 100	1,680	Avq.	97%	100%	100%	1,630
946 SFLA	Outbuilding Total								21,131

Acpt Land	115,500	Accepted Bldg	100,100	Total	215,600
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Valuation Report

Account: 2110 Card: 1 of 1

Location: 243 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/15/2005
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10128P130
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	216,000	154,182 100%		154,182
Total Acres 0.36				Land Total	154,182

Dwelling Description

Replacement Cost New

Other	One Story	432 Sqft	Grade D 100	Base	40,419
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	Dry None	Basement	-5,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-1,814
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-484
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	33,041
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		77%	100% 100%	25,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	72	D 100	2,983	Avq.	77%	100%	100%	2,297
Open Frame Porch	1935	180	D 100	2,128	Avq.	77%	100%	100%	1,639
Wood Deck	1965	60	D 100	403	Avq.	77%	100%	100%	310
Wood Deck	1988	100	C 100	840	Avq.	90%	100%	100%	756
504 SFLA									5,002
Outbuilding Total									5,002

Acpt Land 154,200 **Accepted Bldg** 30,400 **Total** 184,600

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 09/01/2001
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6719P218

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	216,000	138,483 100%		138,483
Total Acres 0.26				Land Total	138,483

Dwelling Description

Replacement Cost New

Other	One Story	576 Sqft	Grade D 100	Base	41,649
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,774
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,419
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	6,938
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-645
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total					
1960	0	TYPICAL	TYPICAL	Average	Typical	39,421					
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)						
None	None	74%	100%	100%	29,172						
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld		
ONE STORY FRAME	1960	40	D 100	1,658	Avq.	74%	100%	100%	1,227		
ONE STORY FRAME	1960	25	D 100	1,036	Avq.	74%	100%	100%	767		
Open Frame Porch	1960	55	D 100	728	Avq.	74%	100%	100%	539		
Wood Deck	2001	160	C 100	1,344	Avq.	97%	100%	100%	1,304		
Wood Deck	1960	48	D 100	322	Avq.	74%	100%	100%	238		
Wood Deck	2003	80	C 100	672	Avq.	97%	100%	100%	652		
641 SFLA									4,727		
Acpt Land						138,500	Accepted Bldg		33,900	Total	172,400

Valuation Report

Account: 609 Card: 1 of 1

Location: 237 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/28/2002
 Sale Price 87,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7039P248
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	216,000	170,694 100%		170,694
Total Acres 0.49				Land Total	170,694

Dwelling Description

Replacement Cost New

Other	One Story	768 Sqft	Grade D 100	Base	50,638
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,226
Rooms	4	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	3/4 Finished			Attic	8,551
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-860
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1948	0	TYPICAL	TYPICAL	Above Average	Typical	44,727			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		72%	100%	100%			
Value(Rcnld)						32,203			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2003	228	B 100	2,451	Avq.	97%	100%	100%	2,377
Wood Deck	1960	18	D 100	120	Avq+	72%	100%	100%	86
Frame Shed	1989	144	C 100	1,008	Avq.	90%	100%	100%	907
768 SFLA	Outbuilding Total								3,370

Acpt Land 170,700 **Accepted Bldg** 35,600 **Total** 206,300

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6652P208
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.23	Acres-Frontage 1	140,400	32,292	100%	Excess Frt	32,292
Total Acres 1.23					Land Total	248,292

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,048 Sqft	Grade A 100	Base	201,304
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-17,606
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,263
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	10,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,348
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	208,421
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	97%	92%	100%	185,995	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	2006	648	A 100	14,515	Avq.	97%	100%	100%	14,080
ONE STORY FRAME	2006	187	A 100	15,498	Avq.	97%	92%	100%	13,830
Open Frame Porch	2006	272	A 100	6,317	Avq.	97%	100%	100%	6,127
ONE STORY FRAME	2006	128	A 100	10,609	Avq.	97%	92%	100%	9,468
ONE STORY FRAME	2006	576	A 100	47,739	Avq.	97%	92%	100%	42,602
Wood Deck	2006	272	A 100	3,655	Avq.	97%	100%	100%	3,545
Patio	2007	304	B 100	1,089	Avq.	97%	100%	100%	1,056
Jacuzzi #	2007	1	C 100	3,500	Avq.	97%	100%	100%	3,395
Wood Deck	2008	432	B 100	4,645	Avq.	97%	100%	100%	4,506
2,987 SFLA									
Outbuilding Total									98,609

Acpt Land	248,300	Accepted Bldg	284,600	Total	532,900
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B6652P208

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Conventional	Two Story	576 Sqft	Grade B 100	Base	105,219
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-7,741
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Electric	Cooling	0% None	Heat	-5,935
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,032
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition									
Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2008	0	GOOD	GOOD	Average	Typical	94,725			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	97%	90%	100%	82,695				
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
ONE STORY FRAME	2008	192	B 100	12.730	Ava.	97%	90%	100%	11,113
Encl Frame Porch	2008	192	B 100	7.060	Ava.	97%	90%	100%	6.163
1,344 SFLA						Outbuilding Total			17,276
Acpt Land		0	Accepted Bldg		100,000	Total		100,000	

Oakland
Name: ROHM, HILDEGARD

Valuation Report

07/15/2016

Page 3966

Map/Lot:

044-056

Account: 320

Location:

235 BRICKETT POINT ESTATES

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	248,300	284,600	532,900	248,300	284,600	532,900
2	0	100,000	100,000	0	100,000	100,000
TOTAL	248,300	384,600	632,900	248,300	384,600	632,900

Valuation Report

Account: 949 Card: 1 of 1

Map/Lot: 044-057
 Location: 231 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B6140P278
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total Fctr	Influence	Value	
0.63	Acres-Homesite (Fract)	216,000	185,454 100%		185,454	
Total Acres 0.63				Land Total	185,454	

Dwelling Description				Replacement Cost New		
Other	Two Story	965 Sqft	Grade C 105	Base	117,851	
Exterior	T-111	Masonry Trim	None	Trim	0	
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0	
					0	
Foundation	Piers	Basement	None	Basement	-14,895	
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0	
Heating	100% Floor/Wall	Cooling	0% None	Heat	-7,802	
Rooms	8	HEARTHES	ONE HEARTH			
Bedrooms	4	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing	2,646	
Attic	None			Attic	0	
FirePlaces	0			Fireplace	0	
Insulation	Full			Insulation	0	
Unfin. Living Area	NONE			Unfinished	0	

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Layout			Total		
1985	0	TYPICAL	TYPICAL	Average	Typical			97,800		
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)					
None	None	89%	98%	100%	85,301					
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1985	24	C 105	500	Avq.	89%	100%	100%	445	
Wood Deck	1985	16	C 105	141	Avq.	89%	100%	100%	125	
Wood Deck	1985	168	C 105	1,481	Avq.	89%	100%	100%	1,318	
Frame Shed	1985	96	C 100	672	Avq.	90%	100%	100%	605	
1,930 SFLA							Outbuilding Total			2,493

Acpt Land 185,500 **Accepted Bldg** 87,800 **Total** 273,300

Valuation Report

Account: 948 Card: 1 of 1

Location: 229 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 12/01/2001
 Sale Price 49,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B6696P164
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	216,000	126,997	100%		126,997
Total Acres 0.20						126,997

Dwelling Description

Replacement Cost New

Other	One Story	690 Sqft	Grade D 110	Base	51,685
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,926
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,188
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1958	0	TYPICAL	TYPICAL	Above Average	Typical	39,571			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		77%	100%	100%			
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1958	318	D 110	4,040	Avq+	77%	100%	100%	3,111
Frame Shed	1958	192	D 110	1,183	Avq+	77%	100%	100%	911
Wood Deck	1988	56	C 100	470	Avq.	90%	100%	100%	423
Frame Shed	2000								200
----- S O U N D V A L U E -----									
690 SFLA						Outbuilding Total		4,645	

Acpt Land 127,000 **Accepted Bldg** 35,100 **Total** 162,100

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 06/01/2001
 Sale Price 122,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6512P337

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	216,000	167,172 100%		167,172
Total Acres 0.46				Land Total	167,172

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	624 Sqft	Grade B 110	Base	105,721
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,225
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,247
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	2003	GOOD	GOOD	Average	Typical	103,291
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	96% 100%	96,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1980	144	D 100	806	Avq.	80%	100%	100%	645
2 Story/BASEMENT	2004	288	B 110	35,482	Avq.	97%	96%	100%	33,041
TWO STORY FRAME	2004	384	B 110	42,010	Avq.	97%	96%	100%	39,120
3/4S AD/GAR.....	2004	480	B 110	34,772	Avq.	97%	100%	100%	33,729
Outbuilding Total									106,535

Acpt Land

167,200

Accepted Bldg

202,700

Total

369,900

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B6235P195
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Sale Data
 Sale Date 06/08/2000
 Sale Price 75,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	216,000	152,755 100%		152,755
Total Acres 0.35				Land Total	152,755

Dwelling Description

Replacement Cost New

Cape Cod	One Story	720 Sqft	Grade C 90	Base	54,440
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,526
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	12,222
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-454
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1975	0	TYPICAL	TYPICAL	Average	Typical	56,682			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		83%	100% 100%	47,046			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1977	410	C 100	3,444	Avq.	70%	100%	100%	2,411
Frame Shed	1960	96	D 100	538	Fair	40%	100%	100%	215
Encl Frame Porch	2003	100	C 100	2,940	Avq.	97%	100%	100%	2,852
720 SFLA						Outbuilding Total			5,478

Acpt Land 152,800 **Accepted Bldg** 52,500 **Total** 205,300

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1399P255
 Reference 2 B9596P235
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.09	Acres-Frontage 1	140,400	12,636	100%		12,636
Total Acres 1.09					Land Total	228,636

Dwelling Description				Replacement Cost New		
Cape Cod	One & 3/4 Story	725 Sqft	Grade C 110	Base		108,382
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Concrete	Basement	Dry Full Bmt	Basement		0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Hot Water BB	Cooling	0% None	Heat		3,439
Rooms	7	HEARTH	ONE HEARTH			
Bedrooms	5	Add Fixtures	0			
Baths	1	Half Baths	1	Plumbing		1,848
Attic	None			Attic		0
FirePlaces	2			Fireplace		4,620
Insulation	Heavy			Insulation		977
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	119,266
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		89%	99%	100%
						105,085

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	1985	508	C 110	34,422	Avq.	89%	99%	100%	30,330
Wood Deck	1985	656	C 110	6,062	Avq.	89%	100%	100%	5,395
Frame Shed	1985								100
----- S O U N D V A L U E -----									100
1,777 SFLA									
Outbuilding Total									35,825

Acpt Land	228,600	Accepted Bldg	140,900	Total	369,500
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B1599P435
 Reference 2 B12208P219
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
1.50	Acres-Frontage 1	140,400	210,600	81%	Excess Frt	170,586
1.71	Acres-Rear Land 1-10	3,600.00	6,156	100%		6,156
Total Acres 4.21					Land Total	392,742

Dwelling Description

Replacement Cost New

Other	One Story	816 Sqft	Grade C 100	Base	66,106
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-11,995
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-4,284
Rooms	5	HEARTHES	ONE HEARTH	HEARTHES	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	7,462
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1987	0	GOOD	TYPICAL	Good	Typical	58,129			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		93%	100%	100%			
Value(Rcnld)						54,060			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1988	256	C 100	2,150	Avg.	90%	100%	100%	1,935
816 SFLA						Outbuilding Total			1,935

Acpt Land 392,700 **Accepted Bldg** 56,000 **Total** 448,700

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2820P244
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 18 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	216,000	177,326 100%		177,326
Total Acres 0.55				Land Total	177,326

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,720
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1985	0	TYPICAL	TYPICAL	Average	Typical	85,176			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		89%	100%	100%			
Value(Rcnld)						75,807			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1997	330	C 100	2,772	Avg.	89%	100%	100%	2,467
1.50 ST GARAGE..	2000	624	C 100	11,357	Avg.	97%	100%	100%	11,016
Frame Garage	2011								1,000
960 SFLA									
----- S O U N D V A L U E -----									
Outbuilding Total									14,483

Acpt Land	177,300	Accepted Bldg	90,300	Total	267,600
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3797P158
 Reference 2 B10307P119
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.38	Acres-Homesite (Fract)	216,000	156,958	100%		156,958	
Total Acres 0.38						Land Total	156,958

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade C 100	Base	67,961
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,892
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1976	0	TYPICAL	TYPICAL	Above Average	Typical	70,391	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		86%	100%	100%	60,536

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
ONE STORY FRAME	1976	250	C 100	12,950	Avq+	86%	100%	100%	11,137	
Wood Deck	1976	244	C 100	2,050	Avq+	86%	100%	100%	1,763	
Frame Garage	1976	550	C 100	7,700	Avq+	86%	100%	100%	6,622	
Frame Shed	1987	64	C 100	448	Avq.	90%	100%	100%	403	
Jacuzzi #	2001	1	C 100	3,500	Avq.	97%	100%	100%	3,395	
1,018 SFLA									Outbuilding Total	23,320

Acpt Land	157,000	Accepted Bldg	83,900	Total	240,900
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Valuation Report

Account: 999 Card: 1 of 1

Location: 187 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 11/01/2004
Sale Price 195,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B8192P122
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	216,000	194,693 100%		194,693
Total Acres 0.73				Land Total	194,693

Dwelling Description

Replacement Cost New

Cape Cod	One Story	720 Sqft	Grade C 100	Base	63,672
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-3,780
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	10,185
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1976	0	TYPICAL	TYPICAL	Average	Typical	59,493			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		84%	100%	100%			
Value(Rcnld)						49,974			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1976	192	C 100	2,828	Avq.	84%	100%	100%	2,376
Frame Shed	1976	96	C 100	672	Avq.	85%	100%	100%	571
Wood Deck	1999	144	C 100	1,210	Avq.	97%	100%	100%	1,174
720 SFLA									
Outbuilding Total									4,121

Acpt Land 194,700 **Accepted Bldg** 54,100 **Total** 248,800

Valuation Report

Account: 610 Card: 1 of 1

Location: 252 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/17/2003
 Sale Price 64,300
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8200P224

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	12,000.00	11,194 100%		11,194
Total Acres 0.81				Land Total	11,194

Dwelling Description

Replacement Cost New

Ranch	One Story	1,300 Sqft	Grade D 110	Base	87,472
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,012
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,819
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	78,279
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		86%	100%	100%
						Value(Rcnld)
						67,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1976	576	C 100	8,064	Avq.	85%	100%	100%	6,854
Wood Deck	1988	240	C 100	2,016	Avq.	90%	100%	100%	1,814
Frame Shed	1976	64	D 100	358	Avq.	70%	100%	100%	251
Encl Frame Porch	1999	144	E 100	2,086	Avq-	96%	100%	100%	2,003
Carport/Canopy	2014	480	B 100	3,871	Avq.	97%	100%	100%	3,755
Frame Shed	1976	140	D 100	784	Avq-	81%	100%	100%	635
Frame Shed	1976	48	C 100	336	Avq-	81%	100%	100%	272
1,300 SFLA									
									Outbuilding Total
									15,584

Acpt Land

11,200

Accepted Bldg

82,900 **Total**

94,100

Oakland
 Name: THIBODEAU, CARROLL

Valuation Report

07/15/2016

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Map/Lot: 044-067

Account: 2918 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/17/2003
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B7466P076

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	12,000.00	7,281	100%		7,281
Total Acres 0.22				Land Total		7,281

Acpt Land	7,300	Accepted Bldg	0	Total	7,300
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Oakland
Name: FORTIER, JOHN

Valuation Report

07/15/2016

Page 3978

Map/Lot:

044-068

Account: 2947 Card: 1 of 1

Location:

BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
Topography Level
Utilities NoWater/NoSewer
Street Private

Reference 1 B1503P144

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	12,000.00	9,851	80%	Vacancy	7,881
Total Acres 0.55					Land Total	7,881
Acpt Land		7,900	Accepted Bldg		0	Total
						7,900

Valuation Report

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/07/2014
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11734P268
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	12,000.00	11,373	100%		11,373
Total Acres 0.85						11,373

Dwelling Description

Replacement Cost New

Conventional	One Story	832 Sqft	Grade C 110	Base	77,628
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,610
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total		
2010	2014	GOOD	GOOD	Average	Typical	68,018		
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %		
None		None		97%	100%	100%		
Value(Rcnld)						65,977		
Outbuildings/Additions/Improvements						Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ
Frame Garage	2014	1680	B 100	30,106	Avg.	97%	100%	100%
832 SFLA						Outbuilding Total		

Acpt Land 11,400 **Accepted Bldg** 95,200 **Total** 106,600

Valuation Report

Account: 2689 Card: 1 of 1

Location: 278 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 03/14/2002
Sale Price 140,000
Sale Type Land Only
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1 B6851P204
Reference 2
Tran/Land/Bldg 1 1 98
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	12,000.00	9,287 100%		9,287
Total Acres 0.46			Land Total		9,287

Dwelling Description

Replacement Cost New

Conventional	One Story	768 Sqft	Grade B 100	Base	85,285
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,584
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,422
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	None	Average	Typical	88,065			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)			
Incomplete		None		97%	63% 100%	53,817			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2004	80	B 100	860	Avq.	97%	63%	100%	525
Frame Shed	2006	144	B 100	1,291	Avq.	97%	100%	100%	1,252
Frame Shed	2012	100	C 100	700	Avq.	97%	100%	100%	679
768 SFLA						Outbuilding Total			2,456

Acpt Land 9,300 **Accepted Bldg** 56,300 **Total** 65,600

Valuation Report

Account: 276 Card: 1 of 1

Location: 280 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/26/2007
 Sale Price 17,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7329P004

Reference 2

Tran/Land/Bldg 1 1 9

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	12,000.00	9,287	100%		9,287
Total Acres 0.46					Land Total	9,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
12 Mobile Home.	1969	12X55	D 100	13,395	Fair	40%	100%	100%	5,358
MH GABLE ROOF...	1975	660	D 100	2,957	Avq-	70%	100%	100%	2,070
Encl Frame Porch	1975			---- S O U N D V A L U E ----				100	
Frame Shed	1975			---- S O U N D V A L U E ----				100	
Frame Shed	1975			---- S O U N D V A L U E ----				300	
Encl Frame Porch	2012	60	B 100	2,330	Avq.	97%	100%	100%	2,260
Frame Shed	2007	64	B 100	574	Avq.	97%	100%	100%	557
660 SFLA						Outbuilding Total			10,745

Acpt Land 9,300 **Accepted Bldg** 10,700 **Total** 20,000

Valuation Report

Account: 2597 Card: 1 of 1

Location: 282 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 02/12/2002
 Sale Price 28,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6822P262

Reference 2

Tran/Land/Bldg 1 1 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	12,000.00	7,388 100%		7,388
Total Acres 0.23				Land Total	7,388

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 100	Base	39,893
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-4,032
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	2	HEARTHS	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	4,088
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	269
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1972	0	TYPICAL	TYPICAL	Average	Inadeq.	40,218			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		81%	95%	100%			
Value(Rcnld)						30,948			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1972	60	D 100	403	Avg.	85%	100%	100%	343
480 SFLA						Outbuilding Total			343

Acpt Land 7,400 **Accepted Bldg** 31,300 **Total** 38,700

Oakland
 Name: SULLIVAN, DENNIS W.

Valuation Report

07/15/2016

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Map/Lot: 044-074

Account: 2021 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B2995P111
 Reference 2 B9048P182
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence		Value
1.00	Acres-Homesite (Fract)	12,000.00	12,000	80%	Vacancy		9,600
0.06	Acres-Rear Land 1-10	200.00	12	100%			12
Total Acres 1.06					Land Total		9,612

Outbuildings/Additions/Improvements					Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	1993	576	C 100	8,064	Avg.	95%	100%	100%	7,661
						Outbuilding Total			7,661

Acpt Land	9,600	Accepted Bldg	7,700	Total	17,300
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Valuation Report

Account: 211 Card: 1 of 1

Location: 132 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B2995P111
 Reference 2
 Tran/Land/Bldg 1 1 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	12,000.00	11,417	100%		11,417
Total Acres 0.86						11,417

Outbuildings/Additions/Improvements						Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2001	576	C 110	8,870	Ava.	97%	100%	100%	8,604
2 STORY GARAGE	1998	1008	C 110	23,285	Ava.	96%	100%	100%	22,354
Frame Garage	2009	420	C 100	5,880	Ava.	97%	100%	100%	5,704
Outbuilding Total									36,662

Acpt Land	11,400	Accepted Bldg	36,700	Total	48,100
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Oakland
 Name: LAMENDOLA, SONDRA

Valuation Report

07/15/2016

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Map/Lot: 044-078

Account: 1839 Card: 1 of 1

Location: 156 BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 10/17/2013
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11543P039

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	12,000.00	8,153	100%		8,153
Total Acres 0.31					Land Total	8,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1993	528	C 100	7,392	Ava.	97%	100%	100%	7,170
AV POLE SHED....	1998	800	C 100	4,480	Ava.	96%	100%	100%	4,301
Outbuilding Total									11,471

Acpt Land	8,200	Accepted Bldg	11,500	Total	19,700
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Valuation Report

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 01/04/2011
 Sale Price 65,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B10640P075
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 18 39 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	12,000.00	9,287 100%		9,287
Total Acres 0.46			Land Total		9,287

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade D 110	Base	69,041
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-12,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1988	0	TYPICAL	TYPICAL	Above Average	Typical	56,622			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		92%	100%	100%			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Open Frame Porch	2011	240	C 100	3,500	Avq.	97%	100%	100%	3,395
1.75 ST GARAGE..	2012	936	B 100	23,482	Avq.	97%	100%	100%	22,778
Wood Deck	2012	64	B 100	689	Avq.	97%	100%	100%	668
960 SFLA						Outbuilding Total			26,841
Acpt Land		9,300	Accepted Bldg		78,900	Total			88,200

Valuation Report

Account: 1840 Card: 1 of 1

Location: 151 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/17/2013
 Sale Price 415,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11543P039
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	216,000	172,963	100%		172,962
Total Acres 0.51				Land Total		172,962

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,512 Sqft	Grade C 110	Base	123,705
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	336 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	6,714
Heating	100% Hot Water BB	Cooling	0% None	Heat	4,098
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,164
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	GOOD	Above Average	Typical	138,453
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		94%	100%	100%
						130,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
						Phy	Func	Econ	
1SFr Overhang	1992	48	C 110	2,736	Avq+	94%	100%	100%	2,572
Wood Deck	1992	840	C 100	7,056	Avq.	90%	100%	100%	6,350
Wood Deck	2002	80	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	2012	192	C 100	1,613	Avq.	97%	100%	100%	1,565
Frame Shed	2014	144	C 100	1,008	Avq.	97%	100%	100%	978
1,560 SFLA						Outbuilding Total			12,117

Acpt Land 173,000 **Accepted Bldg** 142,300 **Total** 315,300

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B9022P259
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	216,000	136,702 100%		136,702
0.31	Acres-Rear Land 1-10	3,600.00	1,116 100%		1,116
Total Acres 0.56			Land Total		137,818

Dwelling Description

Replacement Cost New

Conventional	One Story	640 Sqft	Grade D 105	Base	49,345
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,903
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH	HEARTH	706
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	5,233
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	47,381
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	85%	100%	100%	40,274	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Wood Deck	2002	192	C 100	1,613	Avq.	97%	100%	100%	1,565
Frame Shed	1988	108	C 100	756	Avq.	90%	100%	100%	680
Frame Shed	2002	80	C 100	560	Avq.	97%	100%	100%	543
Frame Shed	2004	100	C 100	700	Avq.	97%	100%	100%	679
640 SFLA									
Outbuilding Total									3,467

Acpt Land	137,800	Accepted Bldg	43,700	Total	181,500
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Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/01/1999
 Sale Price 9,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5967P315

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	12,000.00	7,055 100%		7,055
Total Acres 0.20				Land Total	7,055

Dwelling Description

Replacement Cost New

Conventional	One Story	616 Sqft	Grade C 100	Base	57,266
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,468
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,518
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2006	0	GOOD	GOOD	Average	Typical	52,316			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		97%	100%	100%	50,747		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2010	144	C 100	1,008	Avg.	97%	100%	100%	978
Frame Garage	2015	576	B 100	10,322	Avg.	97%	100%	100%	10,012
616 SFLA									
Outbuilding Total							10,990		

Acpt Land 7,100 **Accepted Bldg** 61,700 **Total** 68,800

Oakland
 Name: JANDREAU, RICHARD A.

Valuation Report

07/15/2016

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Map/Lot: 044-085

Account: 2995 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 06/01/1999
 Sale Price 9,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B5967P315

Reference 2

Tran/Land/Bldg 1 1 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	12,000.00	9,419	80%	Vacancy	7,535
Total Acres 0.48						7,535

Outbuildings/Additions/Improvements							Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func Econ	Rcnld
Frame Shed	2010	144	C 100	1.008	Ava.	97%	100% 100%	978
Outbuilding Total								978

Acpt Land	7,500	Accepted Bldg	1,000	Total	8,500
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Oakland
 Name: THIBODEAU, ANITA M.

Valuation Report

07/15/2016

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Map/Lot: 044-086

Account: 608 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 09/01/1993
 Sale Price 3,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4500P344

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	12,000.00	7,281	80%	Vacancy	5,825
Total Acres 0.22					Land Total	5,825

Acpt Land	5,800	Accepted Bldg	0	Total	5,800
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Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 09/01/1993
 Sale Price 3,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4500P344

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	12,000.00	7,170	100%		7,170
Total Acres 0.21						7,170

Dwelling Description

Replacement Cost New

Ranch	One Story	624 Sqft	Grade C 100	Base	57,758
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-6,552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	1,538
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2004	0	GOOD	GOOD	Average	Typical	52,744			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
None	None	97%	100%	100%	51,162				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
8 Mobile Home..	1969	8X38	D 100	7,008	Avg.	50%	100%	100%	3,504
Frame Shed	1969	80	D 100	448	Avg.	50%	100%	100%	224
928 SFLA						Outbuilding Total			3,728

Acpt Land 7,200 **Accepted Bldg** 54,900 **Total** 62,100

Oakland
 Name: THIBODEAU, ANITA M.

Valuation Report

07/15/2016

Page 3993

Map/Lot: 044-088

Account: 607 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 09/01/1993
 Sale Price 3,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B4500P344

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	12,000.00	7,055	80%	Vacancy	5,644
Total Acres 0.20					Land Total	5,644
Acpt Land		5,600	Accepted Bldg		0	Total
						5,600

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 02/01/2000
 Sale Price 6,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6156P107
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	12,000.00	6,814 100%		6,814
Total Acres 0.18				Land Total	6,814

Dwelling Description

Replacement Cost New

Garrison	Two Story	620 Sqft	Grade C 100	Base	86,268
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-9,114
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	TYPICAL	TYPICAL	Average	Typical	77,154			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	100% 100%	74,839			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2000	64	C 100	538	Avq.	97%	100%	100%	522
Frame Shed	2003	84	C 100	588	Avq.	97%	100%	100%	570
1,240 SFLA									
						Outbuilding Total		1,092	
Acpt Land		6,800		Accepted Bldg		75,900		Total	82,700

Valuation Report

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/03/2012
 Sale Price 44,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11122P347
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	12,000.00	10,303 100%		10,303
Total Acres 0.63				Land Total	10,303

Dwelling Description

Replacement Cost New

Ranch	One Story	1,012 Sqft	Grade D 100	Base	65,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-11,901
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,250
Rooms	5	HEARTH	ONE HEARTH	HEARTH	672
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2000	0	TYPICAL	Obsolete	Average	Typical	47,832			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Incomplete		None		97%	74% 100%	34,334			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	1991	80	C 100	560	Avq.	92%	100%	100%	515
Wood Deck	2004	96	C 100	806	Avq.	97%	100%	100%	782
Wood Deck	2004	24	C 100	202	Avq.	97%	100%	100%	196
1,012 SFLA									
Outbuilding Total									1,493

Acpt Land 10,300 **Accepted Bldg** 35,800 **Total** 46,100

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B1693P246,B1891P155,B2098P343
 Reference 2 LIFE ESTATE B7004P244
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description							
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.67	Acres-Homesite (Fract)	216,000	189,260	100%		189,260	
Total Acres 0.67						Land Total	189,260

Dwelling Description				Replacement Cost New		
Other	One & 1/2 Story	630 Sqft	Grade D 110	Base		63,174
Exterior	T-111	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-8,150
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	0% None	Heat		-3,202
Rooms	2	HEARTH	ONE HEARTH			
Bedrooms	1	Add Fixtures	0			
Baths	2	Half Baths	0	Plumbing		2,218
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	Full			Insulation		0
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1973	0	TYPICAL	TYPICAL	Above Average	Typical	54,040	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		84%	100%	100%	45,394

Outbuildings/ Additions/ Improvements										
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld	
ONE STORY FRAME	1973	150	D 110	6,838	Avq+	84%	100%	100%	5,744	
Open Frame Porch	1973	150	D 110	1,971	Avq+	84%	100%	100%	1,656	
Patio	1973	399	C 100	1,117	Avq.	80%	100%	100%	894	
Wood Deck	1973	196	D 100	1,317	Avq.	70%	100%	100%	922	
Frame Shed	1973	80	D 100	448	Avq.	60%	100%	100%	269	
ONE STORY FRAME	2001	450	C 100	23,310	Avq.	97%	100%	100%	22,611	
1,545 SFLA									Outbuilding Total	32,096

Acpt Land	189,300	Accepted Bldg	77,500	Total	266,800
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Oakland
 Name: POULIN, AARON M.

Valuation Report

07/15/2016

Page 3997

Map/Lot: 044-092

Account: 1303 Card: 1 of 1

Location: 177 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 09/24/2011
 Sale Price 40,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10852P222
 Reference 2
 Tran/Land/Bldg 1 5 98
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.34	Acres-Homesite (Fract)	216,000	151,301	90%	Vacancy	136,171	
Total Acres 0.34						Land Total	136,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Open Frame Porch	1990	100	C 100	1,540	Ava.	92%	100%	100%		1,417
Outbuilding Total										1,417

Acpt Land	136,200	Accepted Bldg	1,400	Total	137,600
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Valuation Report

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 12/07/2015
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12178P80

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	216,000	120,366	100%		120,365
Total Acres 0.17						120,365
						Land Total 120,365

Dwelling Description

Replacement Cost New

Other	One Story	400 Sqft	Grade D 90	Base	31,651
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,512
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-403
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1968	0	TYPICAL	TYPICAL	Average	Typical	25,502			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		79%	100%	100%			
						20,147			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
Wood Deck	2000	184	C 100	1,546	Avg.	60%	100%	100%	928
ONE STORY FRAME	2000	160	C 100	8,288	Avg.	97%	100%	100%	8,039
Frame Shed	1968								100
560 SFLA									100
						Outbuilding Total			9,067
Acpt Land		120,400	Accepted Bldg		29,200	Total			149,600

----- S O U N D V A L U E -----

Valuation Report

Map/Lot: 044-094

Account: 2442 Card: 1 of 1

Location: 171 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 08/09/2002
 Sale Price 30,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B7022P235

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 18 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	216,000	120,366	100%		120,365
Total Acres 0.17						120,365

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	500 Sqft	Grade A 100	Base	104,250
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	300 Sqft, Grade A	Basement Gar	None	Fin Bsmt	6,720
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,957
Rooms	4	HEARTHES	ONE HEARTH	HEARTHES	1,344
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	840
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	116,111
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
						112,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Shed	2002	140	B 100	1,254	Avq.	97%	100%	100%	1,216
Wood Deck	2003	288	C 100	2,419	Avq.	97%	100%	100%	2,346
Wood Deck	2004	145	B 100	1,560	Avq.	97%	100%	100%	1,513
Frame Shed	2004	100	C 100	700	Avq.	97%	100%	100%	679
750 SFLA									5,754

Acpt Land 120,400 **Accepted Bldg** 118,400 **Total** 238,800

Oakland
Name: HAM, WAYNE

Valuation Report

07/15/2016

Page 4000

Map/Lot: 044-095

Account: 79 Card: 1 of 1

Location: 169 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3948P232
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	216,000	151.301 100%		151,301
Total Acres 0.34				Land Total	151,301

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	480 Sqft	Grade C 100	Base	69,812
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,410
Rooms	4	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1993	0	TYPICAL	TYPICAL	Average	Typical	66,242			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		94%	100%	100%	62,267		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1992	128	C 100	1,932	Avq.	94%	100%	100%	1,816
Frame Shed	1992	54	C 100	378	Avq.	80%	100%	100%	302
Wood Deck	1960								100
840 SFLA				----- S O U N D V A L U E -----					
							Outbuilding Total		2,218
Acpt Land		151,300	Accepted Bldg		64,500	Total			215,800

Oakland
 Name: RHINEHART, RICHARD D.

Valuation Report

07/15/2016

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Map/Lot: 044-096

Account: 30 Card: 1 of 1

Location: 165 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 02/09/2015
 Sale Price 40,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B11911P43

Reference 2

Tran/Land/Bldg 1 5 98

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	216,000	122,657	90%	Vacancy	110,392
Total Acres 0.18						110,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good	Func	Econ	Value Rcnld
Frame Garage	2015	560	A 100	12,544	Ava.	97%	100%	100%		12,168
Outbuilding Total										12,168

Acpt Land	110,400	Accepted Bldg	12,200	Total	122,600
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 04/14/2011
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B10713P234 JT
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	216,000	122,657	100%		122,657
0.17	Acres-Rear Land 1-10	3,600.00	612	100%		612
Total Acres 0.35			Land Total			123,269

Dwelling Description

Replacement Cost New

Ranch	One Story	980 Sqft	Grade B 110	Base	112,201
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,400
Rooms	3	HEARTHES	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	966
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	GOOD	GOOD	Average	Typical	116,567
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
None	None	97%	100%	100%	113,070	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	2011	54	B 110	1,261	Avq.	97%	100%	100%	1,223
Wood Deck	2011	168	B 110	1,987	Avq.	97%	100%	100%	1,927
1.50 ST GARAGE..	2011	832	B 110	21,319	Avq.	97%	100%	100%	20,679
Frame Shed	2015	100	C 100	700	Avq.	97%	100%	100%	679
980 SFLA									24,508
Outbuilding Total									24,508

Acpt Land 123,300 **Accepted Bldg** 137,600 **Total** 260,900

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B4706P323
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	216,000	151,301	100%		151,301
0.17	Acres-Rear Land 1-10	3,600.00	612	100%		612
Total Acres 0.51			Land Total			151,913

Dwelling Description

Replacement Cost New

Other	One Story	702 Sqft	Grade B 100	Base	80,081
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Slab	Basement	None	Basement	-9,435
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat Pump	Cooling	0% None	Heat	1,258
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,150
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built 2010	Renovated 2015	Kitchens GOOD	Baths GOOD	Condition Average	Layout Typical	Total 74,054
Functional Obsolescence None	Economic Obsolescence None	Phys. % 97%	Func. % 100%	Econ. % 100%	Value(Rcnd) 71,832	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Frame Garage	2010	480	B 110	9,461	Avq.	97%	100%	100%	9,177
Wood Deck	2012	240	B 100	2,580	Avq.	97%	100%	100%	2,503
Patio	2015	540	B 100	1,935	Avq.	97%	100%	100%	1,877
Wood Deck	2012	240	B 100	2,580	Avq.	97%	100%	100%	2,503
702 SFLA									16,060
Outbuilding Total									16,060

Acpt Land	151,900	Accepted Bldg	87,900	Total	239,800
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Valuation Report

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/28/2013
 Sale Price 206,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11434P084
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	216,000	149,818 100%		149,818
Total Acres 0.33				Land Total	149,818

Dwelling Description

Replacement Cost New

Ranch	One Story	768 Sqft	Grade A 100	Base	108,738
Exterior	CLAPBOARD	Masonry Trim	328Sqft	Trim	2,204
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	260 Sqft, Grade A	Basement Gar	None	Fin Bsmt	5,824
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,028
Rooms	5	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	860
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2007	0	GOOD	GOOD	Average	Typical	127,374			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
None		None		97%	100%	100%			
Value(Rcnld)						123,553			
Outbuildings/Additions/Improvements						Value			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BASEMENT	2007	260	A 100	25,626	Avg.	97%	100%	100%	24,857
1,028 SFLA	Outbuilding Total						24,857		

Acpt Land 149,800 **Accepted Bldg** 148,400 **Total** 298,200

Oakland
 Name: SULLIVAN, DENNIS W.

Valuation Report

07/15/2016

Page 4005

Map/Lot: 044-103

Account: 555 Card: 1 of 1

Location: 143 BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1704P198
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	216,000	117,981 100%		117,981
Total Acres 0.16				Land Total	117,981

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	768 Sqft	Grade C 100	Base	88,616
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTHS	ONE HEARTH	HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	941
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1984	0	TYPICAL	TYPICAL	Average	Typical	90,397			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		88%	100% 100%	79,549			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1987	256	C 100	2,150	Avg.	85%	100%	100%	1,828
1,344 SFLA						Outbuilding Total			1,828

Acpt Land 118,000 **Accepted Bldg** 81,400 **Total** 199,400

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 09/13/2004
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B8132P268
Reference 2
Tran/Land/Bldg 1 5 8
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	216,000	146,758 100%		146,758
Total Acres 0.31				Land Total	146,758

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	780 Sqft	Grade B 110	Base	123,310
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	985 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,416
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	2,076
Rooms	10	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	2,365
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	2013	GOOD	GOOD	Average	Typical	147,167
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		95%	99% 100%	138,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	30	B 110	788	Avq.	97%	100%	100%	764
ONE STORY FRAME	2013	60	B 110	4,376	Avq.	97%	99%	100%	4,203
1.5 Story/BSMT	2013	400	B 110	43,445	Avq.	97%	99%	100%	41,721
2S Open Fr Porch	2013	160	B 110	5,026	Avq.	97%	100%	100%	4,875
Wood Deck	2013	427	B 110	5,050	Avq.	97%	100%	100%	4,898
1,830 SFLA									
Outbuilding Total									56,461

Acpt Land 146,800 **Accepted Bldg** 194,900 **Total** 341,700

Oakland
 Name: PRELGOVISK, F. GARRET

Valuation Report

07/15/2016

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Map/Lot: 044-106

Account: 750 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Steep
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 02/01/1994
 Sale Price 25,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B4636P227

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.32	Acres-Homesite (Fract)	216,000	148,304	90%	Vacancy	133,474	
Total Acres 0.32				Land Total		133,474	
Acpt Land		133,500	Accepted Bldg		0	Total	133,500

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B7901P333
 Reference 2
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	216,000	120,366 100%		120,365
Total Acres 0.17				Land Total	120,365

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	104,661
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	3,643
Rooms	7	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	2			Fireplace	4,620
Insulation	Heavy			Insulation	1,035
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Good	Typical	117,655
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		89%	100% 100%	104,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	320	C 110	18,234	Good	89%	100%	100%	16,228
Patio	2001	240	C 100	672	Avq.	97%	100%	100%	652
Wood Deck	2001	324	B 100	3,483	Avq.	97%	100%	100%	3,379
Encl Frame Porch	2001	224	B 100	8,207	Avq.	97%	100%	100%	7,961
Frame Shed	1998	96	C 100	672	Avq.	96%	100%	100%	645
Wood Deck	1991	320	C 100	2,688	Avq.	92%	100%	100%	2,473
Encl Frame Porch	2004	548	C 110	17,032	Avq.	97%	100%	100%	16,521
1,664 SFLA									47,859

Acpt Land	120,400	Accepted Bldg	152,600	Total	273,000
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Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Steep
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1741P75

Reference 2

Tran/Land/Bldg 1 0 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	624 Sqft	Grade C 100	Base	76,588
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,400
Heating	100% Hot Water BB	Cooling	100% None	Heat	2,306
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	936	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Total
Built	Renovated	Kitchens	Baths	Condition	Layout		
1992	0	TYPICAL	TYPICAL	Average	Typical		80,294
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		93%	100%	100%	74,673
Acpt Land			0	Accepted Bldg		74,700	Total
							74,700

Oakland
Name: PRELGOVISK, JACQUELINE B.

Valuation Report

07/15/2016

Page 4010

Map/Lot: 044-107

Account: 210

Location: 135 BRICKETT POINT ESTATES

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	120,400	152,600	273,000	120,400	152,600	273,000
2	0	74,700	74,700	0	74,700	74,700
TOTAL	120,400	227,300	347,700	120,400	227,300	347,700

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/28/2002
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6970P223
 Reference 2 B8966P114
 Tran/Land/Bldg 1 5 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	216,000	183,490	100%		183,490
0.45	Acres-Homesite (Fract)	216,000	165,964	50%	Restrictio	82,982
Total Acres 1.06					Land Total	266,472

Dwelling Description

Replacement Cost New

Conventional	One & 1/2 Story	768 Sqft	Grade C 110	Base	95,279
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,914
Heating	100% Electric	Cooling	0% None	Heat	-3,548
Rooms	6	HEARTH	ONE HEARTH	HEARTH	924
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Good	Typical	101,341
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		96%	100%	100%
						97,287

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld	
Wood Deck	2004	432	B 100	4,645	Avq.	97%	100%	100%	4,506	
Open Frame Porch	2014	288	B 100	5,340	Avq.	97%	100%	100%	5,180	
Jacuzzi #	2014	1	C 100	3,500	Avq.	97%	100%	100%	3,395	
Patio	2014								1,000	
----- S O U N D V A L U E -----									1,000	
1,152 SFLA									Outbuilding Total	14,081

Acpt Land 266,500 **Accepted Bldg** 111,400 **Total** 377,900

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 06/28/2002
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B6970P223

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 110	Base	149,018
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	756 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	16,873
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	7,928
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,548
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,512	Insulation	1,490
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	178,857
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		97%	100%	100%
Acpt Land		0	Accepted Bldg	173,500	Total	173,500

Oakland
Name: JOSEEMSCONOCADAKA

Valuation Report

07/15/2016

Page 4013

Map/Lot: 044-108

Account: 1317

Location: 127 BRICKETT POINT ESTATES

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	266,500	111,400	377,900	266,500	111,400	377,900
2	0	173,500	173,500	0	173,500	173,500
TOTAL	266,500	284,900	551,400	266,500	284,900	551,400

Oakland
 Name: BRIGGS, CONSTANCE M.

Valuation Report

07/15/2016

Page 4014

Map/Lot: 044-110

Account: 2797 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B6371P318

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

		Land Description					
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
0.80	Acres-Homesite (Fract)	12,000.00	11,148	80%	Vacancy	8,918	
Total Acres 0.80					Land Total	8,918	
Acpt Land		8,900	Accepted Bldg		0	Total	8,900

Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B2113P35
 Reference 2 B9269P110
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	12,000.00	12,000	100%		12,000	
0.08	Acres-Rear Land 1-10	200.00	16	100%		16	
Total Acres 1.08						Land Total	12,016

Dwelling Description

Replacement Cost New

Raised Ranch	One Story	1,344 Sqft	Grade C 100	Base	97,005
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	857 Sqft, Grade D	Basement Gar	2 CAR	Fin Bsmt	12,398
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,680
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,100
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1974	0	TYPICAL	TYPICAL	Average	Typical	113,183			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
OTHER.....		None		82%	97%	100%	90,026		
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1SFr Overhanq	1974	85	C 100	4,403	Avq.	82%	97%	100%	3,502
Wood Deck	1974	192	C 100	1,613	Avq.	85%	100%	100%	1,371
1,429 SFLA						Outbuilding Total			4,873

Acpt Land	12,000	Accepted Bldg	94,900	Total	106,900
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Neighborhood 46 BRICKETT POINT

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Reference 1 B1921P127
 Reference 2 EAST POND
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 22 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	12,000.00	11,757	100%		11,757
Total Acres 0.94						11,757

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 105	Base	105,074
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-10,319
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	100% None	Heat	3,632
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,205
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1975	0	TYPICAL	TYPICAL	Average	Typical	103,238	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		83%	99%	100%	84,831

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
1.50 ST GARAGE..	1975	600	C 105	11,466	Avq.	83%	100%	100%	9,517
ONE STORY FRAME	1975	432	C 105	23,496	Avq.	83%	99%	100%	19,307
Wood Deck	1975	312	C 100	2,621	Avq.	85%	100%	100%	2,228
Wood Deck	1998	42	C 100	353	Avq.	96%	100%	100%	339
1,836 SFLA						Outbuilding Total			31,391

Acpt Land	11,800	Accepted Bldg	116,200	Total	128,000
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Oakland
 Name: BRIGGS, CONSTANCE M.

Valuation Report

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Map/Lot:

044-112-1

Account: 3482 Card: 1 of 1

Location:

BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B1921P127

Reference 2

Tran/Land/Bldg 1 5 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	216,000	176,256	90%	Vacancy	158,630
Total Acres 0.54				Land Total		158,630
Acpt Land		158,600	Accepted Bldg		0	Total
						158,600

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 07/29/2013
 Sale Price 72,500
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B11487P087
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	216,000	101.031 100%		101,031
Total Acres 0.10				Land Total	101,031

Dwelling Description

Replacement Cost New

Other	One Story	506 Sqft	Grade D 100	Base	40,392
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,951
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,125
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	8,467
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-567
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1948	2014	GOOD	GOOD	Good	Typical	40,216	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		77%	100%	100%	30,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1948	165	D 100	6,838	Good	77%	100%	100%	5,265
Open Frame Porch	1948	189	D 100	2,229	Good	77%	100%	100%	1,716
Frame Shed	1948	228	D 100	1,277	Avq-	40%	100%	100%	511
Wood Deck	1948			----- S O U N D V A L U E -----					100
Wood Deck	2014	120	B 100	1,291	Avq.	97%	100%	100%	1,252
671 SFLA									8,844

Acpt Land	101,000	Accepted Bldg	39,800	Total	140,800
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Valuation Report

Account: 2626 Card: 1 of 1

Map/Lot: 044-114-1
 Location: 70 BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data	
Sale Date	07/29/2013
Sale Price	72,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B11487P088
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	216,000	101.031 100%		101,031
Total Acres 0.10				Land Total	101,031

Dwelling Description

Replacement Cost New

Other	One Story	564 Sqft	Grade C 100	Base	54,062
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-8,291
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,961
Rooms	3	HEARTHS	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-790
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1962	0	GOOD	GOOD	Good	Typical	42,020			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		83%	100%	100%	34,877		
Outbuildings/Additions/Improvements				Percent Good			Value		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Wood Deck	2015	248	C 100	2,083	Avg.	97%	100%	100%	2,021
564 SFLA							Outbuilding Total		2,021

Acpt Land 101,000 **Accepted Bldg** 36,900 **Total** 137,900

Oakland
 Name: CORNWALL, EDITH E.

Valuation Report

07/15/2016

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Map/Lot: 044-115

Account: 2684 Card: 1 of 1

Location: 76 BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B2710P269
 Reference 2 EAST POND
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	216,000	112,895	95%	Topoqraphy	107,251
Total Acres 0.14					Land Total	107,251

Dwelling Description				Replacement Cost New		
Other	One Story	588 Sqft	Grade D 100	Base		48,876
Exterior	NOVELTY	Masonry Trim	None	Trim		0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof		0
						0
Foundation	Piers	Basement	None	Basement		-6,915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt		0
Heating	100% Floor/Wall	Cooling	100% None	Heat		-1,811
Rooms	4	HEARTH	ONE HEARTH			
Bedrooms	2	Add Fixtures	0			
Baths	1	Half Baths	0	Plumbing		0
Attic	None			Attic		0
FirePlaces	0			Fireplace		0
Insulation	None			Insulation		-659
Unfin. Living Area	NONE			Unfinished		0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1960	0	TYPICAL	GOOD	Average	Typical	39,491	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)
None		None		74%	100%	100%	29,223

Outbuildings/ Additions/ Improvements									
Description	Year	Units	Grade	RCN	Cond	Percent Good			Value Rcnld
Wood Deck	1960	172	D 100	1,156	Avq.	74%	100%	100%	855
Open Frame Porch	1960	16	D 100	291	Avq.	74%	100%	100%	215
Frame Shed	1970	90	D 100	504	Avq.	75%	100%	100%	378
588 SFLA						Outbuilding Total			1,448

Acpt Land 107,300 **Accepted Bldg** 30,700 **Total** 138,000

Oakland
 Name: MOORE, RAYMOND S.

Valuation Report

07/15/2016

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Map/Lot: 044-116

Account: 2600 Card: 1 of 1

Location: 78 BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/01/2000
 Sale Price 43,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Distressed Sale

Reference 1 B10856P129 JT
 Reference 2 B10551P030
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	216,000	143,564	100%		143,564
Total Acres 0.29						Land Total 143,564

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 100	Base	39,893
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	100% None	Heat	-2,016
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	TYPICAL	TYPICAL	Average	Typical	31,694
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		67%	100% 100%	21,235

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1948	160	D 100	1,904	Avq.	67%	100%	100%	1,276
480 SFLA									1,276
Outbuilding Total									1,276

Acpt Land	143,600	Accepted Bldg	22,500	Total	166,100
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Oakland
 Name: PALMER, DAVID L.

Valuation Report

07/15/2016

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Map/Lot: 044-117

Account: 2722 Card: 1 of 1

Location: 82 BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B3678P123
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	216,000	131.055	100%	131,055
Total Acres 0.22				Land Total	131,055

Dwelling Description

Replacement Cost New

Other	One Story	480 Sqft	Grade D 100	Base	43,021
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	6,132
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-538
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	OLD TYPE	TYPICAL	Above Average	Typical	42,970
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		72%	100%	100%
						Value(Rcnld)
						30,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1948	80	D 100	3,315	Avq+	72%	100%	100%	2,387
Open Frame Porch	1948	168	D 100	1,994	Avq+	72%	100%	100%	1,436
Wood Deck	1970	80	C 100	672	Avq.	80%	100%	100%	538
Frame Shed	1967	264	D 100	1,478	Avq.	70%	100%	100%	1,035
560 SFLA									
Outbuilding Total									5,396

Acpt Land 131,100 **Accepted Bldg** 36,300 **Total** 167,400

Oakland
 Name: PALMER, DAVID L.

Valuation Report

07/15/2016

Page 4023

Map/Lot: 044-118

Account: 1744 Card: 1 of 1

Location: 84 BRICKETT POINT ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... 6500

Reference 1 B5671P112
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	216,000	131.055 100%		131,055
Total Acres 0.22				Land Total	131,055

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	480 Sqft	Grade D 100	Base	55,850
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,645
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-941
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1948	0	TYPICAL	TYPICAL	Above Average	Typical	49,264			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)		
None		None		72%	100%	100%	35,470		
Outbuildings/Additions/Improvements							Value Rcnld		
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Encl Frame Porch	1948	168	D 100	3,875	Avq+	72%	100%	100%	2,790
Encl Frame Porch	1948	28	D 100	739	Avq+	72%	100%	100%	532
Finished Attic	1948	200	D 100	2,800	Avq+	72%	100%	100%	2,016
ONE STORY FRAME	1948	200	D 100	8,288	Avq+	72%	100%	100%	5,967
Frame Shed	1996	120	C 100	840	Avq+	72%	100%	100%	605
Wood Deck	2002	224	C 100	1,882	Avq.	97%	100%	100%	1,826
Wood Deck	2002	256	C 100	2,150	Avq.	97%	100%	100%	2,086
1,140 SFLA									
Outbuilding Total									15,822
Acpt Land		131,100		Accepted Bldg		51,300		Total	182,400

Oakland
 Name: PALMER, DAVID L.

Valuation Report

07/15/2016

Page 4024

Map/Lot: 044-119

Account: 1745 Card: 1 of 1

Location: BRICKETT POINT ESTATES

Neighborhood 67 CAMP ROAD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B5671P112

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	24,000.00	24,000	80%	Vacancy	19,200
1.90	Acres-Rear Land 1-10	1,600.00	3,040	100%		3,040
Total Acres 2.90					Land Total	22,240

Acpt Land 22,200 **Accepted Bldg** 0 **Total** 22,200

Neighborhood 44 BRICKETT PNT EST

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data	
Sale Date	08/03/2005
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B8527P181
 Reference 2 COMMON LOT AND SEDIMENT PONDS
 Tran/Land/Bldg 1 1 1
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 6

		Land Description				
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	30%	Restrictio	9,000
6.82	Acres-Rear Land 1-10	2,000.00	13,640	100%		13,640
1.24	Acres-Rear Land 1-10	2,000.00	2,480	100%		2,480
Total Acres 9.06					Land Total	25,120

Accpt Land	25,100	Accepted Bldg	0	Total	25,100
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Valuation Report

Account: 2137 Card: 1 of 1

Location: 116 EAST POND ROAD

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 08/05/2003
 Sale Price: 175,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B7559P267

Reference 2:

Tran/Land/Bldg: 1 1 11

X Coordinate: 0 Y Coordinate: 0

Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value	
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		0	
1.00	Acres-Homesite (Fract)	2,000.00	13,640	50%	Corner/Loc	30,000	
0.30	Acres-Rear Land 1-10	4,000.00	1,200	100%		1,200	
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000	
Total Acres 1.30						Land Total	35,200

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 110	Base	171,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,942
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,994
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	7,096
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	189,976
Functional Obsolescence						Value(Rcnld)
None		None		97%	98%	180,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	96	B 100	1,900	Avq.	97%	100%	100%	1,843
Wood Deck	2005	192	B 100	2,065	Avq.	97%	100%	100%	2,003
Frame Garage	2015	576	B 100	10,322	Avq.	97%	100%	100%	10,012
Outbuilding Total									13,858

Acpt Land 35,200 **Accepted Bldg** 194,400 **Total** 229,600

Oakland
 Name: GRANHOLM, JAMES E.

Valuation Report

07/15/2016

Page 4027

Map/Lot:

044-128-02

Account: 2138 Card: 1 of 1

Location: 8 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/23/2006
 Sale Price 273,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B8959P202

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.26	Acres-Rear Land 1-10	4,000.00	1,040	100%		1,040
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.26						Land Total 65,040

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,120 Sqft	Grade A 100	Base	211,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,831
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	9,408
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	230,188
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	95% 100%	212,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	288	A 100	6,675	Avq.	97%	100%	100%	6,475
Open Frame Porch	2003	32	A 100	941	Avq.	97%	100%	100%	913
1 Story/BASEMENT	2003	88	A 100	8,673	Avq.	97%	95%	100%	7,992
Frame Garage	2003	640	A 100	14,336	Avq.	97%	100%	100%	13,906
Wood Deck	2003	140	B 100	1,505	Avq.	97%	100%	100%	1,460
1.50 ST SHED....	2007	280	B 100	3,262	Avq.	97%	100%	100%	3,164
2,328 SFLA									Outbuilding Total 33,910

Acpt Land 65,000 **Accepted Bldg** 246,000 **Total** 311,000

Oakland
 Name: O'LEARY, SHAWN T.

Valuation Report

07/15/2016

Page 4028

Map/Lot:

044-128-03

Account: 2139 Card: 1 of 1

Location:

12 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 07/08/2015
 Sale Price 340,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B12038P70

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.28	Acres-Rear Land 1-10	4,000.00	1,120	100%		1,120
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.28						Land Total 65,120

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade A 100	Base	195,391
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	907 Sqft, Grade A	Basement Gar	None	Fin Bsmt	20,317
Heating	100% Hot Water BB	Cooling	0% None	Heat	7,948
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	1		
Baths	4	Half Baths	1	Plumbing	16,128
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,258
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	GOOD	GOOD	Average	Typical	245,402
Functional Obsolescence						Value(Rcnld)
None						230,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	784	A 100	22,830	Avq.	97%	100%	100%	22,145
1 Story/BASEMENT	2005	98	A 100	9,659	Avq.	97%	97%	100%	9,088
1 Story/BASEMENT	2005	36	A 100	3,548	Avq.	97%	97%	100%	3,339
Open Frame Porch	2005	118	A 100	2,867	Avq.	97%	100%	100%	2,781
Encl Frame Porch	2005	98	A 100	4,614	Avq.	97%	100%	100%	4,476
Encl Frame Porch	2005	30	A 100	1,568	Avq.	97%	100%	100%	1,521
ONE STORY FRAME	2005	8	A 100	664	Avq.	97%	97%	100%	625
2,158 SFLA									
Outbuilding Total									43,975

Acpt Land

65,100

Accepted Bldg

274,900

Total

340,000

Oakland
 Name: GIFFORD, ROGER R.

Valuation Report

07/15/2016

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Map/Lot:

044-128-04

Account: 2140 Card: 1 of 1

Location:

18 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B12075P214
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Sale Data
 Sale Date 08/07/2015
 Sale Price 365,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.39	Acres-Rear Land 1-10	4,000.00	1,560	100%		1,560
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.39						Land Total 65,560

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,632 Sqft	Grade A 100	Base	287,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	12,868
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	14,784
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	3,656
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	322,311
Functional Obsolescence				Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	91% 100%	284,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2006	832	A 100	68,491	Avq.	97%	100%	100%	66,436
1 S Brick/BSMT	2006	16	A 100	1,709	Avq.	97%	100%	100%	1,658
1 S Brick/BSMT	2006	16	A 100	1,709	Avq.	97%	100%	100%	1,658
1S BAY WIND/BSMT	2006	21	A 100	2,069	Avq.	97%	91%	100%	1,826
2S Ma Overhang	2006	12	A 100	1,642	Avq.	97%	91%	100%	1,450
Open Frame Porch	2006	168	A 100	3,987	Avq.	97%	100%	100%	3,867
Patio	2006	256	A 100	1,147	Avq.	97%	100%	100%	1,113
3,309 SFLA									
Outbuilding Total									78,008

Acpt Land

65,600

Accepted Bldg

362,500

Total

428,100

Oakland
 Name: TURNER, JASON R.

Valuation Report

07/15/2016

Page 4030

Map/Lot:

044-128-05

Account: 2141 Card: 1 of 1

Location:

24 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 10/03/2003
 Sale Price 35,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B7675P268

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.80	Acres-Rear Land 1-10	4,000.00	3,200	100%		3,200
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.80						Land Total 67,200

Dwelling Description

Replacement Cost New

Conventional	Two Story	1,344 Sqft	Grade A 100	Base	245,065
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	1000 Sqft, Grade A	Basement Gar	None	Fin Bsmt	22,400
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,597
Rooms	17	HEARTH	ONE HEARTH		
Bedrooms	7	Add Fixtures	2		
Baths	4	Half Baths	1	Plumbing	17,472
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	3,011
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Good	Typical	298,545
Functional Obsolescence						Value(Rcnld)
None						263,317

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	320	A 100	7,392	Avq.	97%	100%	100%	7,170
Open Frame Porch	2003	240	A 100	5,600	Avq.	97%	100%	100%	5,432
1 Story/BASEMENT	2003	40	A 100	3,942	Avq.	97%	90%	100%	3,442
1SFr Overhanq	2003	20	A 100	1,658	Avq.	97%	90%	100%	1,447
Wood Deck	2003	290	A 100	3,898	Avq.	97%	100%	100%	3,781
1.75 Story/BSMT	2003	576	A 100	75,866	Avq.	97%	90%	100%	66,231
3/4S AD/GAR.....	2003	1008	A 100	82,978	Avq.	97%	100%	100%	80,489
Open Frame Porch	2003	36	A 100	1,030	Avq.	97%	100%	100%	999
Jacuzzi #	2003	1	A 100	5,600	Avq.	97%	100%	100%	5,432
3,756 SFLA									Outbuilding Total 174,423

Acpt Land

67,200

Accepted Bldg

437,700

Total

504,900

Oakland
 Name: ROSKOS, MARK D.

Valuation Report

07/15/2016

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Map/Lot:

044-128-06

Account: 2142 Card: 1 of 1

Location: 26 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 06/08/2007
 Sale Price 52,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 9380P138

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.57	Acres-Rear Land 1-10	4,000.00	2,280	100%		2,280
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.57						Land Total 66,280

Dwelling Description

Replacement Cost New

Ranch	One Story	2,053 Sqft	Grade A 100	Base	233,256
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	180 Sqft, Grade B	Basement Gar	None	Fin Bsmt	3,226
Heating	100% Hot Water BB	Cooling	100% Refrig.A/C	Heat	12,233
Rooms	7	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	6,720
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,299
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	GOOD	GOOD	Average	Typical	261,094
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	98% 100%	248,196

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	115	A 100	2,800	Avq.	97%	100%	100%	2,716
Encl Frame Porch	2008	190	A 100	8,736	Avq.	97%	100%	100%	8,474
Frame Garage	2008	702	A 100	15,725	Avq.	97%	100%	100%	15,253
2,053 SFLA									Outbuilding Total 26,443

Acpt Land 66,300 Accepted Bldg 274,600 Total 340,900

Oakland
 Name: CALDWELL, AMY L.

Valuation Report

07/15/2016

Page 4032

Map/Lot: 044-128-07

Account: 2144 Card: 1 of 1

Location: 25 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Paved

Sale Data
 Sale Date: 11/30/2012
 Sale Price: 317,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B11238P245
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.31	Acres-Rear Land 1-10	4,000.00	1,240	100%		1,240
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.31						Land Total 65,240

Dwelling Description

Replacement Cost New

Conventional	One Story	2,526 Sqft	Grade B 110	Base	246,290
Exterior	OTHER	Masonry Trim	56Sqft	Trim	331
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	8,763
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	4,731
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	2,490
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	262,605
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		97%	94% 100%	239,443

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	112	B 110	2,405	Avq.	97%	100%	100%	2,333
Frame Garage	2003	545	B 110	10,744	Avq.	97%	100%	100%	10,422
Open Frame Porch	2006	192	B 110	3,983	Avq.	97%	100%	100%	3,864
2,526 SFLA									Outbuilding Total 16,619

Acpt Land 65,200 **Accepted Bldg** 256,100 **Total** 321,300

Oakland
 Name: CLIFFORD, BETH

Valuation Report

07/15/2016

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Map/Lot:

044-128-08

Account: 2146 Card: 1 of 1

Location:

21 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data	
Sale Date	05/09/2012
Sale Price	55,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B11033P042

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	80%	Vacancy	48,000
0.85	Acres-Rear Land 1-10	4,000.00	3,400	100%		3,400
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.85					Land Total	55,400

Acpt Land	55,400	Accepted Bldg	0	Total	55,400
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Valuation Report

Account: 2145 Card: 1 of 1

Location: 15 WEDGEWOOD DRIVE

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use: RURAL.....
 Topography: Level
 Utilities: Drilled WellSeptic System
 Street: Private

Sale Data
 Sale Date: 10/19/2011
 Sale Price: 350,000
 Sale Type: Land & Buildings
 Financing: Unknown
 Verified: Public Record
 Validity: Arms Length Sale

Reference 1: B10864P336
 Reference 2:
 Tran/Land/Bldg: 1 1 11
 X Coordinate: 0 Y Coordinate: 0
 Exemption(s): 39 0 0 Land Schedule: 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.68	Acres-Rear Land 1-10	4,000.00	2,720	100%		2,720
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.68						Land Total 66,720

Dwelling Description

Replacement Cost New

Conventional	One Story	2,646 Sqft	Grade A 100	Base	291,702
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	10,432
Rooms	8	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	14,784
Attic	None			Attic	0
FirePlaces	1			Fireplace	3,360
Insulation	Heavy			Insulation	2,964
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
2005	0	GOOD	GOOD	Average	Typical	323,242			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
None		None		97%	93% 100%	291,597			
Outbuildings/Additions/Improvements				Percent Good					
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	600	A 100	17,472	Avq.	97%	100%	100%	16,948
ONE STORY FRAME	2005	28	A 100	2,321	Avq.	97%	93%	100%	2,093
Wood Deck	2005	628	A 100	8,441	Avq.	97%	100%	100%	8,188
Open Frame Porch	2005	72	A 100	1,837	Avq.	97%	100%	100%	1,782
Finished Attic	2005	399	A 100	11,173	Avq.	97%	93%	100%	10,079
2,874 SFLA						Outbuilding Total			39,090

Acpt Land 66,700 **Accepted Bldg** 330,700 **Total** 397,400

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
Topography Level
Utilities Drilled WellSeptic System
Street Paved

Sale Data
Sale Date 05/15/2015
Sale Price 210,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B11999P268
Reference 2
Tran/Land/Bldg 2 1 11
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	100%		60,000
0.28	Acres-Rear Land 1-10	4,000.00	1,120	100%		1,120
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.28						Land Total 65,120

Dwelling Description

Replacement Cost New

Garrison	Two Story	1,008 Sqft	Grade B 100	Base	156,313
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Hot Water BB	Cooling	0% None	Heat	6,358
Rooms	7	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	5,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	169,122
Functional Obsolescence						Value(Rcnld)
None						157,486

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BASEMENT	2006	228	B 100	17,977	Avq.	97%	96%	100%	16,740
Open Frame Porch	2006	84	B 100	1,684	Avq.	97%	100%	100%	1,633
1.50 ST GARAGE..	2006	676	B 100	15,749	Avq.	97%	100%	100%	15,277
Open Frame Porch	2006	224	B 100	4,193	Avq.	97%	100%	100%	4,067
Wood Deck	2015	228	B 100	2,451	Avq.	97%	100%	100%	2,377
2,244 SFLA									40,094

Acpt Land 65,100 **Accepted Bldg** 197,600 **Total** 262,700

Oakland
 Name: BEDNARZ, MICHAEL J.

Valuation Report

07/15/2016

Page 4036

Map/Lot:

044-128-11

Account: 2148 Card: 1 of 1

Location:

BRICKETT POINT ESTATES

Neighborhood 82 LAKE'S EDGE/WEDGEWOOD

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Sale Data
 Sale Date 02/01/2007
 Sale Price 42,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B9238P084

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	60,000.00	60,000	80%	Vacancy	48,000
0.24	Acres-Rear Land 1-10	4,000.00	960	100%		960
1.00	# -COMMON AREA	4,000.00	4,000	100%		4,000
Total Acres 1.24					Land Total	52,960

Acpt Land 53,000 **Accepted Bldg** 0 **Total** 53,000

Neighborhood 81 SARAZIN CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES VACANT.....
 BUILDING USE.... COMMERCIAL.....
 Reference 1 B8105P094
 Reference 2 B10746P143
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
2.00	Acres-Frontage 1	140,400	280,800	100%		280,800
10.00	Acres-Rear Land 1-10	3,600.00	36,000	100%		36,000
2.13	Acres-Rear Land 11-20	2,160.00	4,601	100%		4,601
Total Acres 15.13						Land Total 537,401

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	624 Sqft	Grade D 100	Base	64,689
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-7,338
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	TYPICAL	TYPICAL	Average	Typical	55,335
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		65%	100% 30%	10,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	200	D 100	8,288	Avq.	65%	100%	30%	1,616
ONE STORY FRAME	1910	210	D 100	8,702	Avq.	65%	100%	30%	1,697
Open Frame Porch	1910	190	D 100	2,240	Avq.	65%	100%	30%	437
Open Frame Porch	1910	30	D 100	448	Avq.	65%	100%	30%	87
Frame Shed	1910	120	D 100	672	Avq.	65%	100%	30%	131
1.50 ST GARAGE..	2003	660	C 100	12,012	Avq.	97%	90%	30%	3,146
1.502 SFLA									7,114
Outbuilding Total									7,114

Acpt Land	537,400	Accepted Bldg	17,900	Total	555,300
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Neighborhood 81 SARAZIN CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5286P059

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Other	One Story	220 Sqft	Grade D 100	Base	28,927
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,587
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-924
Rooms	2	HEARTHES	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-246
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	Obsolete	Obsolete	Poor	Typical	23,154			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...	None	45%	29%	30%	906				
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	64	D 100	2,652	Poor	45%	29%	30%	104
ONE STORY FRAME	1910	90	D 100	3,730	Poor	45%	29%	30%	146
374 SFLA									250
Acpt Land						0	Accepted Bldg		1,200
							Total		1,200

Neighborhood 81 SARAZIN CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5286P059

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Other	One Story	240 Sqft	Grade D 100	Base	30,012
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,008
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-269
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	Obsolete	Obsolete	Poor	Typical	23,897			
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)				
SMALL SIZE.....	None	45%	48%	30%	1,549				
Outbuildings/Additions/Improvements						Value Rcnld			
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	
Open Frame Porch	1910	60	D 100	784	Poor	45%	48%	30%	51
240 SFLA						Outbuilding Total			51
Acpt Land		0	Accepted Bldg		1,600	Total		1,600	

Valuation Report

Map/Lot:

044-129

Account: 389 Card: 4 of 9

Location:

EAST POND

Neighborhood 81 SARAZIN CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5286P059

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Other	One Story	276 Sqft	Grade D 100	Base	31,963
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,159
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	276	Insulation	-309
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Obsolete	Obsolete	Poor	Typical	25,233
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
SMALL SIZE.....	None	45%	%	30%	0	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Open Frame Porch	1910	72	D 100	918	Poor	45%	0%	30%	0
276 SFLA									0
Outbuilding Total									0

Acpt Land

0 Accepted Bldg

0 Total

0

Valuation Report

Account: 389 Card: 5 of 9
 Map/Lot: Location:

Neighborhood 81	SARAZIN CAMPS	Sale Data
Zoning/Use	SHORELAND.....	Sale Date 08/05/2004
Topography	Level	Sale Price 0
Utilities	DugWell/LakeSeptic System	Sale Type Land & Buildings
Street	Private	Financing Unknown
		Verified Public Record
		Validity Related Parties

Reference 1 B5286P059
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	400 Sqft	Grade C 100	Base	44,839
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH	HEARTH	840
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,120
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-560
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Percent Good			Value
2000	2010	GOOD	GOOD	Average	97%	100%	Phy	Func	Econ	Rcnld
Functional Obsolescence							Economic Obsolescence			Total
None							None			40,359
Functional Obsolescence							Economic Obsolescence			Value(Rcnld)
None							None			11,744

Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2010	256	C 100	13.261	Ava.	97%	100%	30%	3,859
ONE STORY FRAME	2010	256	C 100	13.261	Ava.	97%	100%	30%	3,859
Wood Deck	2010	200	C 100	1.680	Ava.	97%	100%	30%	489
Open Frame Porch	2011	64	C 100	1.036	Ava.	97%	100%	30%	301
Wood Deck	2011	28	C 100	235	Ava.	97%	100%	30%	68
912 SFLA									
Outbuilding Total									8,576

Acpt Land 0 **Accepted Bldg** 20,300 **Total** 20,300

Valuation Report

Map/Lot:

044-129

Account: 389 Card: 6 of 9

Location:

EAST POND

Neighborhood 81 SARAZIN CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5286P059

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description

Replacement Cost New

Other	One Story	554 Sqft	Grade D 100	Base	47,033
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,327
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	708	Insulation	-620
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Obsolete	Obsolete	Poor	Inadeq.	35,555
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		45%	%	30%

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1910	64	D 100	2,652	Poor	45%	0%	30%	0
Open Frame Porch	1910	96	D 100	1,187	Poor	45%	0%	30%	0
ONE STORY FRAME	1910	90	D 100	3,730	Poor	45%	0%	30%	0
708 SFLA									0
Outbuilding Total									0

Acpt Land

0 Accepted Bldg

0 Total

0

Valuation Report

Map/Lot:

044-129

Account: 389 Card: 7 of 9

Location:

EAST POND

Neighborhood 81 SARAZIN CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5286P059

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	436 Sqft	Grade D 100	Base	40,636
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,831
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	436	Insulation	-488
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			31,174
1910	0	Obsolete	Obsolete	Poor						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			0
None		None		45%	%	30%				
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1910	160	D 100	1,904	Poor	45%	0%	30%		0
436 SFLA										0
Acpt Land							0 Accepted Bldg			0 Total

Valuation Report

Map/Lot:

044-129

Account: 389 Card: 8 of 9

Location:

EAST POND

Neighborhood 81 SARAZIN CAMPS

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5286P059

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	400 Sqft	Grade D 100	Base	38,685
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,680
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	400	Insulation	-448
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			29,837
1910	0	Obsolete	Obsolete	Poor						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			0
None		None		45%	%	30%				
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1910	160	D 100	1,904	Poor	45%	0%	30%		0
400 SFLA							Outbuilding Total			0
Acpt Land			0	Accepted Bldg			0	Total		0

Valuation Report

Account: 389 Card: 9 of 9
 Map/Lot: Location:

Neighborhood 81 SARAZIN CAMPS
 Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B5286P059
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	436 Sqft	Grade D 100	Base	40,636
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,831
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-488
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			31,174
1910	0	Obsolete	Obsolete	Poor						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
None		None		45%	95%	30%	3,998			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1910	160	D 100	1,904	Poor	45%	95%	30%	244	
436 SFLA									244	
Acpt Land							0	Accepted Bldg		4,200
							4,200	Total		4,200

Oakland
Name: SARAZIN, ROLAND HENRI JR.

Valuation Report

07/15/2016

Page 4046

Map/Lot:

044-129

Account: 389

Location:

EAST POND

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	537,400	17,900	555,300	537,400	17,900	555,300
2	0	1,200	1,200	0	1,200	1,200
3	0	1,600	1,600	0	1,600	1,600
4	0	0	0	0	0	0
5	0	20,300	20,300	0	20,300	20,300
6	0	0	0	0	0	0
7	0	0	0	0	0	0
8	0	0	0	0	0	0
9	0	4,200	4,200	0	4,200	4,200
TOTAL	537,400	45,200	582,600	537,400	45,200	582,600

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8105P099
 Reference 2 B9999P193
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
1.00	Acres-Frontage 1	140,400	140,400	100%		140,400
2.00	Acres-Rear Land 1-10	3,600.00	7,200	100%		7,200
Total Acres 4.00						Land Total 363,600

Dwelling Description

Replacement Cost New

Other	One & 3/4 Story	294 Sqft	Grade D 100	Base	41,922
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-3,457
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,159
Rooms	4	HEARTHES	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-576
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1910	0	Obsolete	Obsolete	Below Average	Typical	35,730			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %			
COND/DES/UTIL...		None		60%	76%	100%			
Value(Rcnd)						16,293			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
ONE STORY FRAME	1910	319	D 90	11,897	Avq-	60%	100%	100%	7,138
Open Frame Porch	1910	112	D 100	1,366	Avq-	60%	100%	100%	820
Wood Deck	1910	30	D 100	202	Avq-	60%	100%	100%	121
Wood Deck	2009	192	C 100	1,613	Avq.	97%	100%	100%	1,565
833 SFLA									Outbuilding Total 9,644
Acpt Land		363,600		Accepted Bldg		25,900		Total	389,500

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8105P099

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	374 Sqft	Grade D 100	Base	37,275
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,398
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,571
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	374	Insulation	-419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							
Built	Renovated	Kitchens	Baths	Condition	Layout	Total	
1910	0	Obsolete	Obsolete	Poor	Typical	28,871	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)
COND/DES/UTIL...		Location		45%	48%	20%	1,247
Accpt Land		0	Accepted Bldg		1,200	Total	1,200

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8105P099
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	275 Sqft	Grade D 100	Base	31,909
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,155
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-308
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			25,196
1910	0	Obsolete	Obsolete	Poor						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
COND/DES/UTIL...		Location		45%	38%	20%	862			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1910	99	D 100	1,221	Poor	45%	38%	20%	42	
275 SFLA									42	
Outbuilding Total							42			
Acpt Land			0	Accepted Bldg			900	Total		900

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8105P099

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	436 Sqft	Grade D 100	Base	40,636
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-5,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,831
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-488
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			31,174
1910	0	Obsolete	Obsolete	Poor						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
COND/DES/UTIL...		Location		45%	71%	20%	1,992			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1910	160	D 100	1,904	Poor	45%	71%	20%	122	
436 SFLA									122	
Acpt Land							Accepted Bldg		Total	2,100
										2,100

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8105P099
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	380 Sqft	Grade D 100	Base	34,182
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-4,469
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,596
Rooms	1	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-426
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			25,675
1910	0	Obsolete	Obsolete	Poor						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
COND/DES/UTIL...		Location		45%	48%	20%	1,109			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1910	90	D 100	1,120	Poor	45%	48%	20%	48	
380 SFLA						Outbuilding Total			48	
Acpt Land		0		Accepted Bldg		1,200	Total		1,200	

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8105P099
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	308 Sqft	Grade D 100	Base	33,698
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,294
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-345
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition	Phys. %	Func. %	Econ. %	Percent Good		Value	
1910	0	Obsolete	Obsolete	Poor	45%	48%	20%			26,421	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)				
COND/DES/UTIL...		Location		45%	48%	20%	1,141				
Outbuildings/Additions/Improvements							Percent Good			Value	
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value		
Open Frame Porch	1910	112	D 100	1,366	Poor	45%	48%	20%	59		
308 SFLA									59		
Acpt Land							Accepted Bldg		1,200	Total	1,200

Valuation Report

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8105P099

Reference 2

Tran/Land/Bldg 1 0 0

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	270 Sqft	Grade D 100	Base	31,638
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-3,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,134
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	270	Insulation	-302
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition						
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	Obsolete	Obsolete	Poor	Typical	25,011
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnd)	
COND/DES/UTIL...	Location	45%	29%	20%	653	

Accpt Land 0 **Accepted Bldg** 700 **Total** 700

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Sale Data
 Sale Date 08/05/2004
 Sale Price 0
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B8105P099
 Reference 2
 Tran/Land/Bldg 1 0 0
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Dwelling Description				Replacement Cost New	
Other	One Story	250 Sqft	Grade D 100	Base	30,554
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-2,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,050
Rooms	2	HEARTH	ONE HEARTH		
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-280
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total
Built	Renovated	Kitchens	Baths	Condition			Typical			24,268
1910	0	Obsolete	Obsolete	Poor						
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnld)			
COND/DES/UTIL...		Location		45%	29%	20%	633			
Outbuildings/Additions/Improvements							Percent Good			Value
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld	
Open Frame Porch	1910	60	D 100	784	Poor	45%	29%	20%	20	
250 SFLA									20	
Outbuilding Total							Outbuilding Total			20
Acpt Land			0	Accepted Bldg			700	Total		700

Oakland
Name: FEATHER, SUSAN SARAZIN

Valuation Report

07/15/2016

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Map/Lot:

044-129-1

Account: 390

Location:

64 SARAZIN ESTATES

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	363,600	25,900	389,500	363,600	25,900	389,500
2	0	1,200	1,200	0	1,200	1,200
3	0	900	900	0	900	900
4	0	2,100	2,100	0	2,100	2,100
5	0	1,200	1,200	0	1,200	1,200
6	0	1,200	1,200	0	1,200	1,200
7	0	700	700	0	700	700
8	0	700	700	0	700	700
TOTAL	363,600	33,900	397,500	363,600	33,900	397,500

Oakland
 Name: ADAMS, GLENN J.

Valuation Report

07/15/2016

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Map/Lot:

044-130-01

Account: 1993 Card: 1 of 1

Location:

20 LOON NEST ESTATES

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private

Sale Data
 Sale Date 07/01/2005
 Sale Price 162,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified
 Validity Split/Assemblage

Reference 1 B8485P107

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.72	Acres-Rear Land 1-10	2,000.00	3,440	100%		3,440
1.00	# -COMMON AREA	2,000.00	2,000	100%	Access	2,000
Total Acres 2.72			Land Total			35,440

Dwelling Description

Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 110	Base	100,016
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-8,316
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-5,336
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	1,848
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	970
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	89,182
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	81,156
Outbuildings/Additions/Improvements						Value
Description	Year	Units	Grade	RCN	Cond	Rcnld
Frame Shed	1988	192	C 100	1,344	Avq.	1,210
Frame Shed	1988	450	D 100	2,520	Avq.	1,890
1SFr Overhang	1988	60	C 110	3,419	Avq.	3,111
Frame Shed	1988	180	D 100	1,008	Avq.	917
1,320 SFLA						7,128
Outbuilding Total						7,128

Acpt Land

35,400

Accepted Bldg

88,300

Total

123,700

Oakland
 Name: EASTON, JAMES C.

Valuation Report

07/15/2016

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Map/Lot:

044-130-02

Account: 3272 Card: 1 of 1

Location:

LOON NEST ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Private

Reference 1 B3446P198

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	216,000	146,758	90%	Vacancy	0
0.31	Acres-Homesite (Fract)	2,000.00	3,440	80%	Size/Shape	105,666
5.17	Acres-Rear Land 1-10	3,600.00	18,612	100%		18,612
Total Acres 5.48					Land Total	124,278

Acpt Land	124,300	Accepted Bldg	0	Total	124,300
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Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities DugWell/LakeSeptic System
 Street Private

Reference 1 B0930P251
 Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	100%		216,000
0.85	Acres-Frontage 1	140,400	119,340	100%	Excess Frt	119,340
Total Acres 1.85					Land Total	335,340

Dwelling Description

Replacement Cost New

Other	One Story	1,200 Sqft	Grade D 110	Base	82,051
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-15,523
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,544
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	1,848
Insulation	None			Insulation	-1,478
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	OLD TYPE	Old Type	Average	Typical	61,354
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnd)
None		None		65%	100% 100%	39,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd
Open Frame Porch	1910	400	D 110	5,051	Avq.	65%	100%	100%	3,283
Wood Deck	1995	48	C 100	403	Avq.	95%	100%	100%	383
Wood Deck	1990	100	C 100	840	Avq.	92%	100%	100%	773
Frame Shed	2006	120	B 100	1,075	Avq.	97%	100%	100%	1,043
1,200 SFLA									5,482
Outbuilding Total									5,482

Acpt Land	335,300	Accepted Bldg	45,400	Total	380,700
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Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities Drilled WellSeptic System
Street Private

Sale Data
Sale Date 11/13/2003
Sale Price 235,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B7731P169

Reference 2

Tran/Land/Bldg 1 5 11

X Coordinate 0 Y Coordinate 0

Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	216,000	191.106 100%		191,106
0.48	Acres-Rear Land 1-10	3,600.00	1.728 100%		1,728
Total Acres 1.17				Land Total	192,834

Dwelling Description

Replacement Cost New

Cape Cod	One & 1/2 Story	960 Sqft	Grade B 100	Base	133,162
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete Slab	Basement	None	Basement	-12,902
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	1			Fireplace	2,688
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	126,174
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)	
None	None	95%	100%	100%	119,865	

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1995	225	B 100	14,918	Avq.	95%	100%	100%	14,172
Frame Shed	1995	80	C 100	560	Avq.	95%	100%	100%	532
Wood Deck	1996	120	B 100	1,291	Avq.	95%	100%	100%	1,226
1.25 ST GARAGE..	2003	910	B 100	18,753	Avq.	97%	100%	100%	18,190
1,665 SFLA									34,120

Acpt Land 192,800 **Accepted Bldg** 154,000 **Total** 346,800

Neighborhood 72	EAST POND.....			Sale Data	
Zoning/Use	SHORELAND.....	Sale Date	08/01/1995		
Topography	Level	Sale Price	0		
Utilities	DugWell/LakeSeptic System	Sale Type	Land & Buildings		
Street	Private	Financing	Unknown		
LAND USE.....	RES DEV.....	Verified	Public Record		
BUILDING USE....	RESIDENTIAL.....	Validity	Related Parties		
Reference 1	B4981P083				
Reference 2					
Tran/Land/Bldg	1 5 11				
X Coordinate	0	Y Coordinate	0		
Exemption(s)		Land Schedule	5		

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	216,000	132,992	100%		132,992
0.28	Acres-Rear Land 1-10	3,600.00	1,008	100%		1,008
Total Acres 0.51			Land Total			134,000

Dwelling Description				Replacement Cost New	
Other	One Story	1,584 Sqft	Grade B 100	Base	149,625
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	-29,805
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Refrig.A/C	Heat	2,555
Rooms	5	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,226
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	1,419
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition							Layout			Total	
Built	Renovated	Kitchens	Baths	Condition							
1993	0	GOOD	GOOD	Good	Typical					128,095	
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %	Value(Rcnd)				
None		None		95%	99%	100%	120,473				
Outbuildings/Additions/Improvements											
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnd		
Open Frame Porch	1993	27	B 100	664	Good	95%	100%	100%	631		
ONE STORY FRAME	2002	240	B 100	15,912	Avq.	97%	99%	100%	15,281		
Wood Deck	2002	36	C 100	302	Avq.	97%	100%	100%	293		
Wood Deck	2002	60	C 100	504	Avq.	97%	100%	100%	489		
Wood Deck	2002	196	B 100	2,107	Avq.	97%	100%	100%	2,044		
Wood Deck	2003	172	B 100	1,849	Avq.	97%	100%	100%	1,794		
1,824 SFLA									Outbuilding Total		20,532
Acpt Land		134,000		Accepted Bldg		141,000		Total		275,000	

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
Topography Level
Utilities DugWell/LakeSeptic System
Street Private

Sale Data
Sale Date 02/01/2001
Sale Price 50,295
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B6406P115

Reference 2

Tran/Land/Bldg 1 5 8

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	216,000	117,981 100%		117,981
Total Acres 0.16				Land Total	117,981

Dwelling Description

Replacement Cost New

Other	One Story	432 Sqft	Grade C 100	Base	45,931
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-6,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	3	HEARTH	ONE HEARTH		
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Good	Typical	39,581
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
None		None		92%	100%	100%
						Value(Rcnld)
						36,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1985	224	C 100	15,084	Good	92%	100%	100%	13,877
Wood Deck	2002	60	C 100	504	Avq.	97%	100%	100%	489
Wood Deck	2005	80	B 100	860	Avq.	97%	100%	100%	834
Frame Shed	2005	96	B 100	860	Avq.	97%	100%	100%	834
768 SFLA									
Outbuilding Total									16,034

Acpt Land	118,000	Accepted Bldg	52,400	Total	170,400
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Valuation Report

Account: 171 Card: 1 of 1

Location: 33 LOON NEST ESTATES

Neighborhood 72 EAST POND.....

Zoning/Use SHORELAND.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Private
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B8180P128

Sale Data
 Sale Date 10/22/2004
 Sale Price 125,000
 Sale Type Land & Buildings
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 2
 Tran/Land/Bldg 1 5 8
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 5

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	216,000	179,429	100%		179,429
Total Acres 0.57						179,429

Dwelling Description

Replacement Cost New

Conventional	One Story	912 Sqft	Grade B 100	Base	98,572
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Wood	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	4	HEARTH	ONE HEARTH	HEARTH	1,075
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	10,412
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	2005	GOOD	GOOD	Average	Typical	110,059
Functional Obsolescence						Value(Rcnld)
None						
Economic Obsolescence						Value
None						
Phys. %						Rcnld
97%						
Func. %						Value
100%						
Econ. %						Rcnld
100%						

Outbuildings/ Additions/ Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value
ONE STORY FRAME	2007	104	B 100	6,895	Avq.	97%	100%	100%	6,688
ONE STORY FRAME	2007	33	B 100	2,188	Avq.	97%	100%	100%	2,122
Wood Deck	2007	218	B 100	2,344	Avq.	97%	100%	100%	2,274
Wood Deck	2007	209	B 100	2,247	Avq.	97%	100%	100%	2,180
Jacuzzi #	2007	1	C 100	3,500	Avq.	97%	100%	100%	3,395
1,049 SFLA									16,659

Acpt Land	179,400	Accepted Bldg	123,400	Total	302,800
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Oakland
 Name: FOWLER, EDGAR M.

Valuation Report

07/15/2016

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Map/Lot: 044-137

Account: 3905 Card: 1 of 1

Location: EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 01/22/2016
 Sale Price 16,000
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Other Non Valid

Reference 1 B12212P12

Reference 2

Tran/Land/Bldg 1 1 99

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.72	Acres-Rear Land 1-10	2,000.00	1,440	100%		1,440
Total Acres 1.72					Land Total	25,440

Acpt Land 25,400 **Accepted Bldg** 0 **Total** 25,400

Valuation Report

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Level
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data	
Sale Date	12/20/2006
Sale Price	18,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B9200P204

Reference 2

Tran/Land/Bldg 1 1 11

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.28	Acres-Frontage 1	5,000.00	6,400	100%		6,400
0.13	Acres-Rear Land 1-10	2,000.00	260	100%		260
Total Acres 2.41			Land Total			36,660

Dwelling Description

Replacement Cost New

Conventional	One Story	922 Sqft	Grade D 100	Base	60,892
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Piers	Basement	None	Basement	-10,843
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Floor/Wall	Cooling	0% None	Heat	-2,840
Rooms	6	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Capped Only			Insulation	-516
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total			
1937	0	OLD TYPE	Old Type	Poor	Typical	46,693			
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)			
Delapidation		None		45%	30% 100%	6,304			
Outbuildings/Additions/Improvements									
Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1937	435	D 100	18,026	Poor	45%	30%	100%	2,434
Open Frame Porch	1937	166	D 100	1,971	Poor	45%	30%	100%	266
Frame Garage	1937	700	D 100	7,840	Poor	45%	30%	100%	1,058
Frame Shed	1937	160	D 100	896	Poor	45%	30%	100%	121
1,357 SFLA									
						Outbuilding Total		3,879	
Acpt Land		36,700		Accepted Bldg		10,200		Total	
								46,900	

Oakland
 Name: ALBAIR, TRUDY M.

Valuation Report

07/15/2016

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Map/Lot: 044-139

Account: 2954 Card: 1 of 1

Location: 182 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved

Sale Data
 Sale Date 11/27/2006
 Sale Price 0
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Related Parties

Reference 1 B1111P23
 Reference 2 B9161P273 JT
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.60	Acres-Rear Land 1-10	2,000.00	3,200	100%		3,200
Total Acres 2.60					Land Total	33,200

Dwelling Description

Replacement Cost New

Ranch	One Story	933 Sqft	Grade C 90	Base	65,658
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Sheet Metal	Roof	0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Typical	65,658
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		70%	97% 100%	44,582

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1970	96	D 100	645	Avq.	70%	100%	100%	452
CHICKEN BARN 2S.	1960	2304	D 100	36,127	Poor	20%	25%	100%	1,806
Frame Shed	1960	120	D 100	672	Fair	30%	40%	100%	81
1 Story/BASEMENT	2015	140	C 100	8,624	Avq.	97%	60%	100%	5,019
1,073 SFLA									
Outbuilding Total									7,358

Acpt Land 33,200 **Accepted Bldg** 51,900 **Total** 85,100

Account: 147 Card: 1 of 1

Map/Lot: 044-140
 Location: 204 EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities Drilled WellSeptic System
 Street Paved
 LAND USE..... RES DEV.....
 BUILDING USE.... RESIDENTIAL.....
 Reference 1 B3854P039
 Reference 2
 Tran/Land/Bldg 1 1 11
 X Coordinate 0 Y Coordinate 0
 Exemption(s) 39 0 0 Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	100%		30,000
1.00	Acres-Frontage 1	5,000.00	5,000	80%	Restrictio	4,000
5.34	Acres-Rear Land 1-10	2,000.00	10,680	100%		10,680
Total Acres 7.34			Land Total			44,680

Dwelling Description

Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	78,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,408
Heating	100% Hot Water BB	Cooling	0% None	Heat	2,365
Rooms	5	HEARTH	ONE HEARTH		
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	672
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	90,901
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. % Econ. %	Value(Rcnld)
None		None		91%	100% 100%	82,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	2004	556	B 100	5,978	Avq.	97%	100%	100%	5,799
Frame Shed	2001	120	C 100	840	Avq.	97%	100%	100%	815
Wood Deck	2001	120	C 100	1,008	Avq.	97%	100%	100%	978
960 SFLA									
Outbuilding Total									7,592

Acpt Land 44,700 **Accepted Bldg** 90,300 **Total** 135,000

Oakland
 Name: O'LEARY, KEVIN T.

Valuation Report

07/15/2016

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Map/Lot: 044-141

Account: 3370 Card: 1 of 1

Location: EAST POND ROAD

Neighborhood 43 EAST POND ROAD..

Zoning/Use RURAL.....
 Topography Rolling
 Utilities NoWater/NoSewer
 Street Paved

Sale Data
 Sale Date 02/02/2005
 Sale Price 8,500
 Sale Type Land Only
 Financing Unknown
 Verified Public Record
 Validity Arms Length Sale

Reference 1 B8312P304

Reference 2

Tran/Land/Bldg 1 1 1

X Coordinate 0 Y Coordinate 0

Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	30,000.00	30,000	80%	Vacancy	24,000
0.21	Acres-Rear Land 1-10	2,000.00	420	100%		420
Total Acres 1.21					Land Total	24,420

Acpt Land 24,400 **Accepted Bldg** 0 **Total** 24,400

Account: 1345 Card: 1 of 1

Location: BRICKETT POINT ESTATES OFF

Neighborhood 73 BRICKETT POINTES

Zoning/Use SHORELAND.....
 Topography Level
 Utilities NoWater/NoSewer
 Street No Street

Sale Data	
Sale Date	10/01/1998
Sale Price	868,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B5792P248
 Reference 2 BIRCH ISLAND
 Tran/Land/Bldg 1 5 99
 X Coordinate 0 Y Coordinate 0
 Exemption(s) Land Schedule 5

Land Description						
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	216,000	216,000	80%	Vacancy	0
1.00	Acres-Homesite (Fract)	2,000.00	420	30%	Access	51,840
0.06	Acres-Frontage 1	140,400	8,424	30%	Access	2,527
Total Acres 1.06					Land Total	54,367
Accpt Land		54,400	Accepted Bldg		0	Total
						54,400